

# COMMERCE AND INDUSTRY INVENTORY

San Francisco Planning Department  
1997



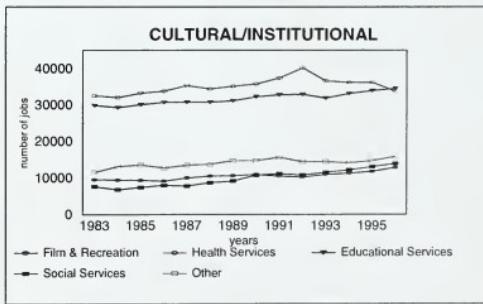
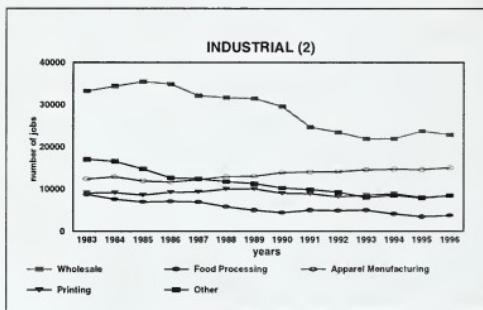
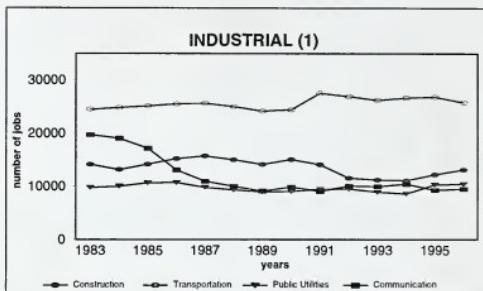
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**GRAPHS 3.2.2****INDUSTRIAL AND CULTURAL/INSTITUTIONAL LAND USES' EMPLOYMENT BY INDUSTRY  
1983-1995**

Thousands of Jobs



Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 3.2.4**

## CULTURAL/INSTITUTIONAL EMPLOYMENT BY INDUSTRY GROUPS

## Number of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Film & Recreation	9,510	9,402	9,347	9,108	9,988	10,513	10,605	10,927	10,475	10,188	10,957	11,259	13,060	12,918
Health Services	32,504	32,025	33,259	33,782	35,310	34,384	35,089	35,739	37,326	40,154	36,576	36,146	35,914	33,641
Educational Services	29,837	29,270	30,072	30,675	30,751	30,735	31,089	32,223	32,732	32,842	31,828	33,114	34,617	35,595
Social Services	7,637	6,800	7,409	7,976	7,805	8,659	9,172	10,738	11,137	10,791	11,530	12,186	13,549	13,960
Other	11,500	13,132	13,537	12,710	13,508	13,726	14,727	14,719	15,573	14,395	14,431	14,105	14,775	15,972
<b>TOTAL</b>	<b>90,988</b>	<b>90,629</b>	<b>93,624</b>	<b>94,252</b>	<b>97,362</b>	<b>98,018</b>	<b>100,682</b>	<b>104,347</b>	<b>107,242</b>	<b>108,370</b>	<b>105,323</b>	<b>106,809</b>	<b>111,915</b>	<b>112,085</b>

## Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Film & Recreation	10.5	10.4	10.0	9.7	10.3	10.7	10.5	10.5	9.8	9.4	10.4	10.5	11.7	11.5
Health Services	35.7	35.3	35.5	35.8	36.3	35.1	34.9	34.3	34.8	37.1	34.7	33.8	32.1	30.0
Educational Services	32.8	32.3	32.1	32.5	31.6	31.4	30.9	30.9	30.5	30.3	30.2	31.0	30.9	31.8
Social Services	8.4	7.5	7.9	8.5	8.0	8.8	9.1	10.3	10.4	10.0	10.9	11.4	12.1	12.5
Other	12.6	14.5	14.5	13.5	13.9	14.0	14.6	14.1	14.5	13.3	13.7	13.2	13.2	14.2
<b>TOTAL</b>	<b>100.0</b>													

## Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Film & Recreation	-1.1	-0.6	-2.6	9.7	5.3	0.9	3.0	-4.1	-2.7	7.5	2.8	16.0	-1.1	23.3
Health Services	-1.5	3.9	1.6	4.5	-2.6	2.0	1.9	4.4	7.6	-8.9	-1.2	-0.6	-6.3	-9.9
Educational Services	-1.9	2.7	2.0	0.2	-0.1	1.1	3.6	1.6	0.3	-3.1	4.0	4.5	2.8	8.7
Social Services	-11.0	9.0	7.7	-2.1	10.9	5.9	17.1	3.7	-3.1	6.9	5.7	11.2	3.0	25.3
Other	14.2	3.1	-6.1	6.3	1.6	7.3	-0.1	5.8	-7.6	0.2	-2.3	4.7	8.1	2.6
<b>TOTAL</b>	<b>-0.4</b>	<b>3.3</b>	<b>0.7</b>	<b>3.3</b>	<b>0.7</b>	<b>2.7</b>	<b>3.6</b>	<b>2.8</b>	<b>1.1</b>	<b>-2.8</b>	<b>1.4</b>	<b>4.8</b>	<b>0.2</b>	<b>4.5</b>

## Note:

Film &amp; Recreation includes the following 2-digit SIC classifications:

78 Motion Pictures

79 Amusement &amp; Recreation Services

Health Services includes the following 2-digit SIC classifications:

80 Health Services

Educational Services includes the following 2-digit SIC classifications:

82 Educational Services

Social Services includes the following 2-digit SIC classifications:

83 Social Services

Other includes the following 2-digit SIC classifications:

84 Museums, Botanical, Zoological Gardens

86 Membership Organization

88 Private Households

## Source:

San Francisco Planning Department  
California Employment Development Department

**TABLE 3.2.3**

## INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS, 1983-1996

## Number of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Construction	14,137	13,175	14,188	15,229	15,741	15,018	14,141	15,066	14,104	11,585	11,246	11,112	12,239	13,157
Transportation	24,483	24,839	25,163	25,517	25,626	25,025	24,165	24,453	27,531	26,924	26,208	26,666	26,857	25,791
Public Utilities	9,798	10,046	10,684	10,735	9,835	9,377	8,983	9,069	9,498	9,527	8,941	8,604	10,326	10,451
Communication	19,731	19,062	17,190	13,089	10,982	10,013	9,142	9,911	9,054	10,082	9,994	10,438	9,310	9,512
Wholesale	33,264	34,410	35,480	34,881	32,095	31,641	31,435	29,568	24,672	23,484	21,901	21,949	23,740	22,858
Food Processing	8,769	7,570	6,988	7,076	6,938	5,839	4,992	4,386	4,986	4,857	4,971	4,067	3,432	3,725
Apparel Manufacturing	12,390	12,936	11,928	11,652	12,252	12,965	13,034	13,906	14,057	14,094	14,600	14,704	14,631	15,033
Printing	9,062	9,164	8,591	9,265	9,296	9,992	10,038	9,001	8,910	8,195	8,538	8,883	8,006	8,377
Other	17,068	16,608	14,787	12,663	12,466	11,775	11,284	10,260	9,880	9,274	8,011	8,496	7,877	8,460
TOTAL	148,700	147,808	144,998	140,106	135,232	131,644	127,215	125,620	122,692	118,023	114,411	114,918	116,418	117,361

## Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Construction	9.5	8.9	9.8	10.9	11.6	11.4	11.1	12.0	11.5	9.8	9.8	9.7	10.5	11.2
Transportation	16.5	16.8	17.4	18.2	18.9	19.0	19.0	19.5	22.4	22.8	22.9	23.2	23.1	22.0
Public Utilities	6.6	6.8	7.4	7.7	7.3	7.1	7.1	7.2	7.7	8.1	7.8	7.5	8.9	8.9
Communication	13.3	12.9	11.9	9.3	8.1	7.6	7.6	7.2	7.9	7.4	8.5	8.7	9.1	8.1
Wholesale	22.4	23.3	24.5	24.9	23.7	24.0	24.7	23.5	20.1	19.9	19.1	19.1	20.4	19.5
Food Processing	5.9	5.1	4.8	5.1	5.1	4.4	3.9	3.5	4.1	4.1	4.3	3.5	2.9	3.2
Apparel Manufacturing	8.3	8.8	8.2	8.3	9.1	9.8	10.2	11.1	11.5	11.9	12.8	12.8	12.6	12.8
Printing	6.1	6.2	5.9	6.6	6.9	7.6	7.9	7.2	7.3	6.9	7.5	7.7	6.9	7.1
Other	11.5	11.2	10.2	9.0	9.2	8.9	8.9	8.2	8.1	7.9	7.0	7.4	6.8	7.2
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Construction	-6.8	7.7	7.3	3.4	-4.6	-5.8	6.5	-6.4	-17.9	-2.9	-1.2	10.1	7.5	-6.7
Transportation	1.5	1.3	1.4	0.4	-2.3	-3.4	1.2	12.6	-2.2	-2.7	1.7	0.7	-4.0	-6.3
Public Utilities	2.5	6.4	0.5	-8.4	-4.7	-4.2	1.0	4.7	0.3	-6.2	-3.8	20.0	1.2	10.0
Communication	-3.4	-9.8	-23.0	-16.1	-8.9	-8.7	8.4	8.6	1.4	-0.9	-1.4	-10.8	2.2	5.1
Wholesale	3.4	8.1	-1.7	-8.0	-1.4	-0.7	-5.9	-16.6	-4.8	-6.7	0.2	8.2	-3.7	-7.4
Food Processing	-13.7	-7.7	1.3	-2.0	-15.8	-14.5	-12.1	13.7	-2.6	-2.4	-18.2	-15.6	8.5	-25.3
Apparel Manufacturing	4.4	-7.8	-2.3	5.2	5.8	0.5	6.7	1.1	0.3	3.6	3.6	0.7	-0.5	2.7
Printing	1.1	-6.2	7.8	0.3	7.5	0.5	-10.3	-1.0	-8.0	4.2	4.0	-9.9	4.6	-6.0
Other	-2.7	-11.0	-14.4	-1.6	-5.5	-4.2	-9.1	-3.7	-6.1	-13.6	6.1	-7.3	7.4	-14.4
TOTAL	-0.6	-1.9	-3.4	-3.5	-2.7	-3.4	-1.3	-2.3	-3.8	-3.1	0.4	1.3	0.8	-4.3

## Note:

Construction includes the following 2-digit SIC classifications:  
 15 Building Construction—General Building Contractors  
 16 Heavy Construction other than Residential  
 17 Construction Special Trade Contractors  
 Transportation includes the following 2-digit SIC classifications:  
 37 Transportation Equipment  
 41 Local and Interurban Passenger Transit  
 42 Trucking and Warehousing  
 43 US Postal Service  
 44 Water Transportation  
 45 Transportation By Air  
 Public Utilities includes the following 2-digit SIC classifications:  
 49 Electric, Gas, and Sanitary Services  
 Communication includes the following 2-digit SIC classifications:  
 48 Communications  
 Wholesale includes the following 2-digit SIC classifications:  
 50 Wholesale Trade—Durable Goods  
 51 Wholesale Trade—Non Durable Goods  
 Food Processing includes the following 2-digit SIC classifications:  
 20 Food and Kindred Products

Apparel Manufacturing includes the following 2-digit SIC classifications:  
 22 Textile Products  
 23 Apparel and Other Textile Products  
 Printing includes the following 2-digit SIC classifications:  
 27 Printing and Publishing  
 Other includes the following 2-digit SIC classifications:  
 09 Fishing, Hunting, and Trapping  
 24 Lumber and Wood Products  
 25 Furniture and Fixtures  
 26 Paper and Allied Products  
 28 Chemicals and Allied Products  
 29 Petroleum/Refining/Related Industries  
 30 Rubber and Miscellaneous Plastics Products  
 31 Leather and Leather Products  
 32 Stone/Clay/Glass/Concrete Products  
 33 Primary Metal Industries  
 34 Fabricated Metal Products  
 35 Machinery, except Electrical  
 36 Electrical/Electronic Machinery Equipment  
 38 Instruments and Related Products  
 39 Miscellaneous Manufacturing Industries

**TABLE 3.2.2****RETAIL EMPLOYMENT BY INDUSTRY GROUPS, 1983-1996****Number of Jobs**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Department	8,508	8,653	7,971	7,700	7,824	7,924	7,889	8,129	7,692	6,572	5,915	4,956	4,863	5,305
Food Stores	7,080	7,427	7,625	7,978	7,907	8,165	8,516	7,999	8,222	7,993	7,654	7,623	8,005	8,254
Apparel Stores	7,482	7,419	7,468	7,584	7,188	7,968	9,101	9,214	8,992	8,503	8,920	8,585	8,819	8,301
Restaurants	29,691	31,290	31,111	32,761	32,840	31,336	31,999	31,305	31,715	29,835	31,304	31,965	34,427	34,811
Other Retail	17,537	18,656	19,621	20,068	20,190	20,563	20,949	20,789	19,107	17,367	16,515	16,895	18,285	18,566
Services & Repairs	11,010	11,609	11,700	11,481	11,671	11,372	10,105	10,302	9,217	9,383	9,741	9,601	9,725	10,047
<b>TOTAL</b>	<b>81,308</b>	<b>85,054</b>	<b>86,295</b>	<b>87,391</b>	<b>87,821</b>	<b>87,329</b>	<b>88,560</b>	<b>87,738</b>	<b>84,946</b>	<b>79,654</b>	<b>80,050</b>	<b>79,625</b>	<b>84,124</b>	<b>85,284</b>

**Annual Percentage Distribution**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Department	10.5	10.2	9.2	8.8	8.9	9.1	8.9	9.3	9.1	8.3	7.4	6.2	5.8	6.2
Food Stores	8.7	8.7	8.8	9.1	9.0	9.4	9.6	9.1	9.7	10.0	9.6	9.6	9.5	9.7
Apparel Stores	9.2	8.7	8.7	8.5	8.2	9.1	10.3	10.5	10.6	10.7	11.1	10.8	10.5	9.7
Restaurants	36.5	36.8	37.0	37.5	37.4	35.9	36.1	35.7	37.3	37.5	39.1	40.1	40.9	40.8
Other Retail	21.6	21.9	22.7	23.0	23.0	23.5	23.7	23.7	22.5	21.8	20.6	21.2	21.7	21.8
Services & Repairs	13.5	13.6	13.6	13.1	13.5	13.0	11.4	11.7	10.9	11.8	12.2	12.1	11.6	11.8
<b>TOTAL</b>	<b>100.0</b>													

**Percentage Change**

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Department	1.7	-7.9	-3.4	1.6	1.3	-0.4	3.0	5.4	14.6	-10.0	-16.2	-1.9	9.1	-31.0
Food Stores	4.9	2.7	4.6	-0.9	3.3	4.3	-6.1	2.8	-2.8	-4.2	-0.4	5.0	3.1	0.4
Apparel Stores	-0.8	0.7	-0.9	-2.9	10.8	14.2	1.2	-2.4	-5.4	4.9	-3.8	2.7	-5.9	-7.7
Restaurants	5.4	2.0	2.7	0.2	-4.6	2.1	-2.2	1.3	-5.9	4.9	2.1	7.7	1.1	9.8
Other Retail	6.4	5.2	2.3	0.6	1.8	1.9	-0.8	-8.1	-9.1	-4.9	2.3	8.2	1.5	-2.8
Services & Repairs	5.4	0.8	-1.9	3.4	-4.2	-11.1	1.9	-10.5	1.8	3.8	-1.4	1.3	3.3	9.0
<b>TOTAL</b>	<b>4.6</b>	<b>1.5</b>	<b>1.3</b>	<b>0.5</b>	<b>-0.6</b>	<b>1.4</b>	<b>-0.9</b>	<b>-3.2</b>	<b>-6.2</b>	<b>0.5</b>	<b>-0.5</b>	<b>5.7</b>	<b>1.4</b>	<b>0.4</b>

**Note:**

Department includes the following 2-digit SIC classifications:  
 53 General Merchandise Stores  
 Food stores includes the following 2-digit SIC classifications:  
 54 Food Stores  
 Apparel stores includes the following 2-digit SIC classifications:  
 56 Apparel and Accessory Stores  
 Restaurants includes the following 2-digit SIC classifications:  
 58 Eating and Drinking Places

Other Retail includes the following 2-digit SIC classifications:  
 52 Building Materials and Garden Supplies  
 55 Automotive Dealers and Service Stations  
 57 Furniture and Home Furnishings  
 59 Miscellaneous Retail  
 Services & Repairs includes the following 2-digit SIC classifications:  
 72 Personal Services  
 75 Auto Repair, Services, and Garages  
 76 Miscellaneous Repair Services

**Source:**

San Francisco Planning Department  
 California Employment Development Department

**TABLE 3.2.1****OFFICE EMPLOYMENT BY INDUSTRY GROUPS  
1983-1996****Number of Jobs**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Agriculture	3,444	3,219	3,142	2,783	2,441	1,820	1,613	1,824	1,809	1,834	1,956	2,125	1,786	1,998
Finance	53,231	52,531	53,189	52,083	48,031	44,683	42,943	42,135	40,605	38,975	37,982	37,196	39,224	41,001
Insurance	21,647	20,832	20,487	21,034	20,696	20,556	19,235	18,144	18,380	18,746	18,028	16,961	16,658	16,010
Real Estate	10,891	10,813	10,927	11,612	11,842	12,419	13,063	13,433	14,786	11,894	11,656	12,253	9,953	10,081
Office Services	72,631	75,851	74,809	76,610	77,873	82,120	88,464	90,644	81,744	79,930	83,460	83,999	81,456	91,484
Legal	12,189	13,074	14,198	15,134	17,203	19,338	20,475	20,807	19,367	18,061	17,297	16,074	16,482	16,437
TOTAL	174,032	176,320	176,753	179,256	178,085	181,035	185,794	186,988	176,692	169,441	170,378	168,607	165,559	177,010

**Annual Percentage Distribution**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Agriculture	2.0	1.8	1.8	1.6	1.4	1.0	0.9	1.0	1.0	1.1	1.1	1.3	1.1	1.1
Finance	30.6	29.8	30.1	29.1	27.0	24.7	23.1	22.5	23.0	23.0	22.3	22.1	23.7	23.2
Insurance	12.4	11.8	11.6	11.7	11.6	11.4	10.4	9.7	10.4	11.1	10.6	10.1	10.1	9.0
Real Estate	6.3	6.1	6.2	6.5	6.6	6.9	7.0	7.2	8.4	7.0	6.8	7.3	6.0	5.7
Office Services	41.7	43.0	42.3	42.7	43.7	45.4	47.6	48.5	46.3	47.2	49.0	49.8	49.2	51.7
Legal	7.0	7.4	8.0	8.4	9.7	10.7	11.0	11.1	10.7	10.2	9.5	10.0	9.5	9.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Agriculture	-6.5	-2.4	-11.4	-12.3	-25.5	-11.3	13.1	-0.8	1.4	6.6	8.6	-15.9	11.8	10.4
Finance	-1.3	1.3	-2.1	-7.8	-7.0	-3.9	-1.9	-3.6	-4.0	-2.5	-2.1	5.5	4.5	1.0
Insurance	-3.8	-1.7	2.7	-1.6	-0.2	-6.9	-5.7	1.3	2.0	-3.8	-5.9	-1.8	-3.9	-12.9
Real Estate	-0.7	1.1	6.3	2.0	4.9	5.2	2.8	10.1	-19.6	-2.0	5.1	-18.8	1.3	-31.8
Office Services	4.4	-1.4	2.4	1.6	5.5	7.7	2.5	-9.8	-2.2	4.4	0.6	-3.0	12.3	11.9
Legal	7.3	8.6	6.6	13.7	12.4	5.9	1.6	-6.9	-6.7	-4.2	-7.1	2.5	-0.3	-15.1
TOTAL	1.3	0.2	1.4	-0.7	1.7	2.6	0.6	-5.5	-4.1	0.6	-1.0	-1.8	6.9	0.2

Note: Agriculture includes the following 2-digit SIC classifications:

- 01 Agricultural Production—Crops
- 02 Agricultural Production—Livestock and Animals
- 07 Agricultural Services
- 10 Metal Mining
- 13 Oil and Gas Extraction

Real Estate includes the following 2-digit SIC classifications:  
65 Real EstateOffice Services includes the following 2-digit SIC classifications:  
47 Transportation Services  
73 Business Services  
87 Engineer, Account, Research, & Management Services  
89 Miscellaneous Services

Finance includes the following 2-digit SIC classifications:

- 60 Banking
- 61 Credit Agencies Other Than Banks
- 62 Security and Commodity Brokers
- 67 Holding and Other Investment Offices

Legal includes the following 2-digit SIC classifications:  
81 Legal Services

Insurance includes the following 2-digit SIC classifications:

- 63 Insurance Carriers
- 64 Insurance Agents, Brokers

Source: San Francisco Planning Department  
California Employment Development Department

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## 1.0

# INTRODUCTION

This is the fifth annual San Francisco Commerce and Industry Inventory. It provides basic information describing economic activity in San Francisco. The immediate goal is to make local economic data available to community groups, businesses, and other private and public agencies. The long-term goal is to establish a consistent time series of economic information and to compile background information for updating the Commerce and Industry Element of the San Francisco General Plan.

This inventory includes an update of economic activity reported in previous inventories, as well as new information. The 1996 data presented in this inventory portray San Francisco's recovery from the recession, which is characterized by continued growth of the city's economy. Employment in San Francisco increased by approximately 12,000 jobs in 1996, while revenues from retail sales in the city grew by 7.9 percent. Construction activity is slowly increasing, although it has not reached pre-recession levels. (See tables 6.2.1 b and 6.2.1 b.)

A written description of San Francisco's economic trends has not been incorporated into this report. Instead, this Commerce & Industry Inventory includes tables and graphs that are clear, concise, functional and as self-explanatory as possible. Economic indicators and the variables contained within each data set are defined at the beginning of each chapter. Analysis of trends and policy recommendations regarding economic activity in San Francisco, are contained in Issue Papers published by the San Francisco Planning Department periodically.

Like previous Inventories, this year's inventory provides information about population, labor force, employment, unemployment, establishments, size class, wages, retail sales, government revenues, land use and building activity. Some sections include data from the 1970s and 1980s in order to place current events within a historical perspective. At various points within this document, 1995 numbers listed in last year's Inventory have been updated. Whereas last year's Inventory only took into account the first three quarters of 1995, this year's Inventory incorporates the full four quarters of 1995 and 1996.

The inventory is organized into six chapters, including this Introduction. The Introduction explains how the various sections of the inventory are organized, describes the methodology, and defines the data formats and district boundaries that are used throughout the document.

Chapter 2, Regional Overview presents San Francisco's economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the Bay Area since 1970. This information is presented for four subregions: North Bay, East Bay, South Bay, and San Francisco. Employment data are also presented by industry groups. Unemployment indicators for the Bay Area, California, and the United States are included as well.

Chapters 3 through 6 describe basic San Francisco economic indicators. These four chapters, Employment, Establishments, Revenues, and Building, present data from various public and private agencies.

The Employment chapter, Chapter 3, provides specific information about San Francisco employment from 1983 to 1996, including number of jobs and employees classified by Land Use Activity. The information is also organized by Commerce and Industry District for 1996. A detailed explanation of the Land Use Activity classification, and Commerce and Industry Districts (C&I), can be found in section 1.1, Data Formats.

Establishments, Chapter 4, reports the number of locations where businesses are operated or where service and industrial operations are performed. These data focus on the number and distribution of active business establishments by Land Use Activity and C&I District, during 1996. Also shown are the number of active business establishments by industry group and establishment size, included within four major Land Use Activities. Classification of industry groups into Land use Activities is done through use of Standard Industrial Classification (SIC) codes. For a detailed explanation of SIC codes used in Chapter 4 and elsewhere in the inventory, refer to section 1.1, Data Formats. SIC classifications that comprise the industry groups are listed as notes after each relevant table.

While the Employment and Establishments chapters measure San Francisco's economic performance in terms of employment and active business establishments, Chapter 5, Revenues, supplies indicators to measure various aspects of the city's economy in monetary terms. The chapter includes data related to wages, personal income, taxable retail sales and permits, city government revenues and expenditures, and businesses' gross receipts. Wages and proprietors' income figures are organized by Land Use Activity and industry group, reporting changes over the last decade. The personal income data are presented by place of work and major industry group. Taxable retail sales and permits are presented by type of business. City government revenues and expenditures are reported by source and function. Businesses' gross receipts are cross-tabulated by Land Use Activity and C&I District.

Chapter 6, Building, supplies information regarding construction activity in San Francisco by reporting the number of permit applications, and the total construction cost related to permit applications over the period from 1986 to 1996. These data are reported by Land Use Activity and Commerce and Industry District. Permit applications by permit status are reported for 1996.

## **1.1 DATA FORMATS**

The data presented for the indicators mentioned above are described throughout the inventory in terms of time, type of activity, and geographical distribution. The indicators are measured by their specific units, such as employees, establishments, or dollars. Depending upon available data, the period of time covered ranges from a single year to the past two decades.

The Commerce and Industry Inventory provides a consistent framework for comparisons, cross-references, and cross-tabulations among indicators by using two specific data formats: the Land Use Activity classification which aggregates activities, land uses and industry groups; and the Commerce and Industry District (C&I) classification, which aggregates small geographical units into 10 large districts, covering the city. To the extent possible, the data in the inventory, which are gathered from different sources and in different formats, are aggregated into these two predefined formats. However, some of the data remain in their original formats because of limited detail in the original data source.

The Land Use Activity classification facilitates the use of economic information for studies related to land use policy development. It matches the type of economic activity with a corresponding type of building structure, as well as the prevalent land use pattern. This classification allows evaluations of employment, establishments, and transactions within their physical environments. Since this classification has been built based on San Francisco business activities and land use patterns, its application to any environment outside of the city may require some adjustments. For example, mining activities in San Francisco only include administrative functions thus these have been classified as an Office activity. This may not be the case in other counties.

The Land Use Activity classification was obtained by combining Standard Industrial Classification (SIC) codes, types of buildings, and use of space. Based on the relationship of industry groups to the use of space and type of buildings the industry groups typically occupy, all industry groups have been organized into six Land Use Activities. The Standard Industrial Classification (SIC) system was established by the United States Department of Commerce to categorize all industries and economic activity. The last revision of this system occurred in 1987. This classification system categorizes business establishments according to the kind of product or service they provide. The SIC system is hierarchical. The first digit indicates the broadest categorizations, the first two digits indicate major industry groups within those broad categories, the first three digits indicate industry groups, and the four digit code corresponds to specific industries.

The Land Use Activities used in this inventory are Office, Retail, Industrial, Hotel, Cultural/Institutional, Government, and Residential. Table 1.1 relates Land Use Activities to SIC codes. For Land Uses of Office, Retail, Industrial, Hotel, and Cultural/Institutional, we report employment, establishment, revenue and construction data. For Miscellaneous Government-- a residual category containing all government jobs which do not fit neatly into one of the land use categories listed above, or for which we do not have sufficient informa-

tion with which to classify it, we report employment, establishment, and revenue data. For Residential land use--interpreted as those rental apartment buildings over 3 units and which must file business tax forms-- we report establishment data in Chapter 4. We report construction data for those uses deemed residential in the permit process, in Chapter 6.

**TABLE 1.1**  
**LAND USE ACTIVITY**  
**CLASSIFICATION**

Land Use Activity Space Use	EMPLOYMENT INDUSTRY GROUP	SIC CODE	Office activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities and government administrative functions. Three types of space are considered: primary offices which mainly include headquarters and large firms; secondary offices which include small professional offices and services; and walk-in customer facilities, such as banking.
<b>OFFICE ACTIVITY</b>	Agriculture and Mining Transportation Services F.I.R.E Business Services Legal Services Engineering, architecture, and management Accounting, Research, & other Services Public Administration	00-08, 10-14 47 60-64, 65, 67 73 81 87 89 90-98	
<i>Examples: Headquarter offices, professional services branch banks</i>			
<b>RETAIL ACTIVITY</b>	Department stores Food stores Apparel and accessory stores Eating and drinking places Other retail stores Personal services Auto repair, services, and parking Miscellaneous repair services	53 54 56 58 52, 55, 57, 59 72 75 76	Retail activity includes large and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.).
<i>Examples: Stores, restaurants, bars, commercial parking lots</i>			
<b>INDUSTRIAL ACTIVITY</b>	Fishing Food manufacturing Apparel and textile manufacturing Lumber, furniture, paper manufacturing Printing and publishing Chemicals and petroleum production Electronic manufacturing Other manufacturing Durable goods wholesale Non durable goods wholesale Construction Transportation Communication Other public utilities	09 20 22, 23 24-26 27 28-29 36 30-35, 37-39 50 51 15-17 40-42, 44-45 48 43, 46, 49	This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.
<i>Examples: Warehouses, factories, workshops showrooms, port facilities.</i>			
<b>HOTEL ACTIVITY</b>	Hotel	70	
<i>Examples: hotels, motels B&amp;Bs.</i>			
<b>CULTURAL/ INSTITUTIONAL ACTIVITY</b>	Museums Membership organizations Amusement and Recreation Motion Picture Health Services Educational Services Social Services Private Households	84 86 79 78 80 82 83 88	
<i>Examples: Theaters, museums, nightclubs, hospitals, libraries, schools, churches.</i>			
<b>GOVERNMENT ACTIVITY</b>	Those establishments which have been classified as Federal, State, and Local according to data sources but do not fall under the Office, Industrial, or Cultural/Institutional Land Use classifications.	90-98	
<b>RESIDENTIAL ACTIVITY</b>	This classification is only found in the Establishment and Building chapters.	65	
<b>OTHER</b>	Non-Classifiable establishments and, occasionally, the aggregation of those numbers which would otherwise be deemed confidential	99	

The Industrial category covers activities related to processing and movement of goods, and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, communication, and public utilities. Most of these activities take place in large buildings and structures that can house machinery and industrial equipment. However, some of the food manufacturing and printing activities are located in small shops due to the small scale of production, small machinery required, and/or the reliance on the retail component of their business.

Hotel activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.

Cultural/Institutional activities cover the social spectrum of the economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

Government activity may include Office, Industrial, and Cultural/Institutional land use activities. It is distinguished in this report because several data sources classify government as a separate employment or establishment category to facilitate standard economic analysis. In tables that present data according to land use activity, government jobs and/or government employees are parsed to other land uses that best suit the government activity. The residual government establishments or employees are grouped within a category entitled Miscellaneous Government. Alternatively, when a table presents data according to industry group, all government jobs and/or government employees are included within a Government heading.

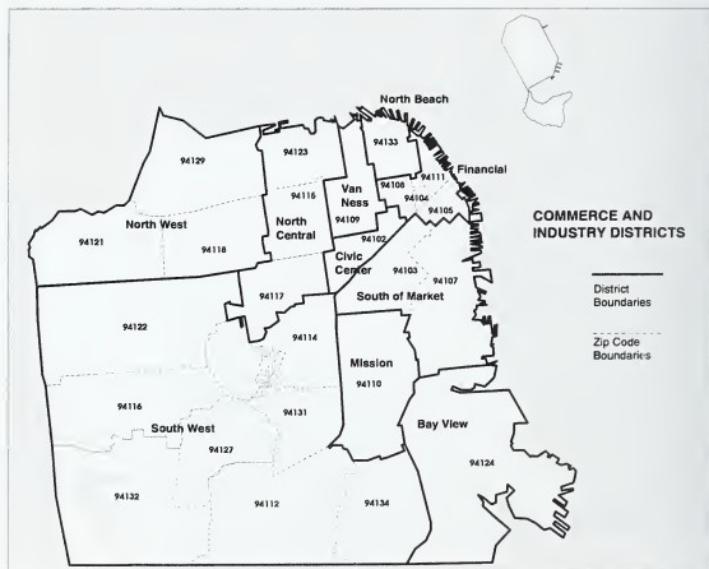
Residential activity is an additional category which is only considered in terms of the specific economic indicators of establishment (Chapter 4) and building activity (Chapter 6). For the purpose of the Establishments chapter, data provided by the Office of the Tax Collector is disaggregated such that SIC 65 reflects all those establishments which are rental apartment buildings greater than three units. In the Building Activity chapter, the residential category includes land uses designated residential during the permit process.

The Commerce and Industry (C&I) Districts are characterized by predominant economic activities, employment concentration, business density and other spatial characteristics. Each district is defined by one or more postal zip codes, because zip code is usually the smallest geographical unit for which economic data are available. The district boundaries were also established to be as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to economic data. The Commerce and Industry district boundaries are shown on Map 1.1.

Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts present intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial sites and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness Avenue district is delineated around a commercial corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between the Financial district and Bayview. The Financial district covers the most dense area with the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.

The C&I District formats are used when the original data are disaggregated by zip code, census tract, or any smaller unit. As collection of detailed data improves, this framework will be consistently used for most of the data presented in the Commerce and Industry Inventory annual series for purposes of comparison and trend analysis.

MAP 1.1







## 2.0

# REGIONAL OVERVIEW

The Bay Area is a leading world economy, and San Francisco continues to play an important role as a vital urban center with diverse linkages to the region, as well as to the state, national, and global economy. The Regional Overview supplies basic demographic and economic information about the region and San Francisco for the past two decades. The information allows the consideration of San Francisco's demographic and economic indicators in a regional and historical context.

The Bay Area consists of nine counties: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 illustrates the location of these counties, which have been grouped into four subregions: North Bay, East Bay, South Bay, and San Francisco. These subregions were initially formed on the basis of observed travel patterns of commuters into San Francisco in 1985, and the availability of employment information. Although travel patterns have evolved since the initial observations, we have retained these subregions in order to maintain the consistency of this report. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, the North Bay, the East Bay, and the South Bay - areas that represent the labor force base for San Francisco and the region. When looking at the following tables one should keep in mind that the Bay Area covers 7,041 square miles in total, of which the North Bay represents 53 percent, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than 1 percent of land area in the region. Population densities in San Francisco are by far the highest within the Bay Area.

This section presents three sets of tables and graphs. The first set reports population, labor force, and employment by subregion from 1970 to 1996 (1997 for population). The second set reports unemployment for San Francisco, the Bay Area, California, and the United States, from 1980 to 1996. The third set describes regional employment by industry group, by subregion, from 1985 to 1996. Each indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in average annual rates.

*Population* is defined as the total number of people who live in a specific area, such as a particular county or city. Population data for 1970, 1980, and 1990 are from the Bureau of the Census. The population data for 1991 through 1997 comes from the California State Department of Finance (DOF). This most recent data is based on the 1990 census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including drivers license data, school registration, and birth and death certificate records; and tracking of status of military bases.

The *civilian labor force* consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data is based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data for 1970, 1980, 1990, and 1991 through 1994 are from EDD's Annual Planning Information reports, which provide information by county. Labor force data for 1995 and 1996, also provided by EDD, was reported by Metropolitan Statistical Area (MSA). MSA's are used to facilitate the gathering and reporting of statistical data. They are designated by the United States Department of Commerce, and defined as urbanized areas containing at least one city with a population over 50,000 and a total with surrounding areas of at least 100,000.

*Unemployment* is defined as civilians 16 years old and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to a job from which they had been laid off. Civilian unemployment statistics are based on place of residence. The *unemployment rate* is derived by dividing the number of unemployed persons by the civilian labor force. The unemployment data are from EDD and the United States Department of Commerce, Bureau of the Census.

#### MAP 2.1



*Employment*, as used in this inventory and defined by EDD, includes civilians 16 years old and older who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include unpaid family workers, domestics, volunteers, or persons involved in trade disputes. Employment data for 1970, 1980, 1990, 1991 and 1992 are from Annual Planning Information Reports prepared by EDD at the county level. Employment data for 1993, 1994, 1995, and 1996 were estimated from information provided by EDD at the MSA level. These data were the only information available for the entire region over this time period that allow for comparisons among subregions.

Employment figures reported by industry are based on EDD data, over the period from 1985 to 1996. The employment data are reported using the Standard Industrial Classification (SIC) system at the one-digit level, which includes the following ten main industry groups: Fire, Insurance, and Real Estate (F.I.R.E.), Government, Services, Retail, Manufacturing, Construction/Mining, Wholesale Trade, Transportation, Communication/Utilities, and Agriculture. Government data includes all civilian employees of federal, state, and local government, regardless of the activity in which the employee is engaged. Agricultural data do not include farmers, unpaid family workers, veterinary, or other animal landscape and horticultural services. Construction data include employees of construction contractors and operative builders.

TABLE 2.1.1

**BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUBREGION 1997-1996**  
**Number of Persons (1000s), Percentage Distribution, and Percentage Change**
**POPULATION BY SUBREGION, 1970-1997**

Number of Persons	1970	1980	1990	1991*	1992*	1993*	1994*	1995*	1996*	1997*
North Bay	640	857	1069	1088	1108	1124	1136	1142	1151	1165
East Bay	1632	1762	2080	2110	2140	2170	2194	2208	2226	2255
South Bay	1621	1882	2147	2172	2199	2232	2261	2280	2315	2354
San Francisco	716	679	724	731	736	745	752	760	778	
<b>TOTAL</b>	<b>4609</b>	<b>5180</b>	<b>6020</b>	<b>6183</b>	<b>6271</b>	<b>6343</b>	<b>6382</b>	<b>6455</b>	<b>6552</b>	
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997
North Bay	13.9	16.5	17.8	17.8	17.9	17.9	17.9	17.9	17.8	17.8
East Bay	35.4	34.0	34.6	34.6	34.6	34.6	34.6	34.6	34.5	34.4
South Bay	35.2	36.3	35.7	35.6	35.6	35.6	35.6	35.7	35.9	35.9
San Francisco	15.5	13.1	12.0	12.0	11.9	11.9	11.9	11.8	11.8	11.9
<b>TOTAL</b>	<b>100.0</b>									
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-97
North Bay	33.9	24.9	1.9	1.7	1.4	1.1	0.5	0.8	1.2	5.1
East Bay	8.0	18.2	1.4	1.4	1.4	1.1	0.6	1.0	1.2	5.4
South Bay	16.1	14.1	1.2	1.2	1.5	1.3	0.8	1.5	1.7	7.0
San Francisco	-5.2	6.6	1.0	0.7	1.2	0.9	0.0	1.1	2.4	5.7
<b>TOTAL</b>	<b>12.4</b>	<b>16.3</b>	<b>1.3</b>	<b>1.3</b>	<b>1.4</b>	<b>1.1</b>	<b>0.6</b>	<b>1.1</b>	<b>1.5</b>	<b>6.0</b>

**LABOR FORCE BY SUBREGION, 1970-1996**

Number of Persons	1970	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	241	406	562	565	580	585	590	585	593
East Bay	669	877	1,111	1,103	1,129	1,130	1,137	1,139	1,143
South Bay	686	1,017	1,223	1,205	1,200	1,227	1,232	1,238	1,274
San Francisco	340	365	405	400	401	407	402	398	403
<b>TOTAL</b>	<b>1,936</b>	<b>2,665</b>	<b>3,301</b>	<b>3,273</b>	<b>3,310</b>	<b>3,349</b>	<b>3,361</b>	<b>3,360</b>	<b>3,413</b>
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	12.4	15.0	17.0	17.3	17.5	17.5	17.6	17.4	17.4
East Bay	34.6	32.5	33.7	33.7	34.1	33.7	33.8	33.9	33.5
South Bay	35.4	37.6	37.0	36.8	36.3	36.6	36.7	36.8	37.3
San Francisco	17.6	13.5	12.3	12.2	12.1	12.2	12.0	11.8	11.8
<b>TOTAL</b>	<b>100.0</b>								
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
North Bay	68.5	37.7	0.5	2.7	0.9	0.9	(0.8)	1.4	5.0
East Bay	31.1	26.1	(0.7)	2.4	0.1	0.6	0.2	0.4	3.6
South Bay	48.3	19.5	(1.5)	(0.4)	2.3	0.4	0.5	2.9	5.7
San Francisco	7.4	11.8	(1.2)	0.3	1.5	(1.2)	(1.0)	1.3	0.8
<b>TOTAL</b>	<b>39.6</b>	<b>21.7</b>	<b>(0.8)</b>	<b>1.1</b>	<b>1.2</b>	<b>0.4</b>	<b>(0.0)</b>	<b>1.6</b>	<b>4.3</b>

**EMPLOYMENT BY SUBREGION, 1970-1996**

Number of Persons	1970	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	101	275	382	388	387	390	394	403	416
East Bay	388	690	882	885	873	876	880	897	917
South Bay	444	907	1,118	1,114	1,096	1,098	1,100	1,140	1,210
San Francisco	375	549	559	547	527	522	523	530	539
<b>TOTAL</b>	<b>1,307</b>	<b>2,456</b>	<b>2,941</b>	<b>2,934</b>	<b>2,888</b>	<b>2,886</b>	<b>2,897</b>	<b>2,970</b>	<b>3,082</b>
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	7.7	11.2	13.0	13.2	13.4	13.5	13.6	13.7	13.7
East Bay	29.7	26.1	30.0	30.2	30.3	30.4	30.4	30.3	30.3
South Bay	34.0	38.2	38.0	38.0	38.0	38.0	37.9	37.8	37.8
San Francisco	28.7	22.4	19.0	18.6	18.3	18.1	18.2	18.2	18.2
<b>TOTAL</b>	<b>100.0</b>								
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
North Bay	172.3	38.7	1.7	(0.2)	0.8	1.0	2.3	3.2	7.3
East Bay	77.8	27.8	0.4	(1.3)	0.3	0.5	1.9	2.2	3.6
South Bay	111.0	19.3	(0.4)	(1.6)	0.2	0.2	3.6	6.1	8.6
San Francisco	46.4	1.8	(2.2)	(3.6)	(0.9)	0.2	1.3	1.7	(1.4)
<b>TOTAL</b>	<b>87.9</b>	<b>19.7</b>	<b>(0.2)</b>	<b>(1.7)</b>	<b>0.1</b>	<b>0.4</b>	<b>2.5</b>	<b>3.8</b>	<b>5.1</b>

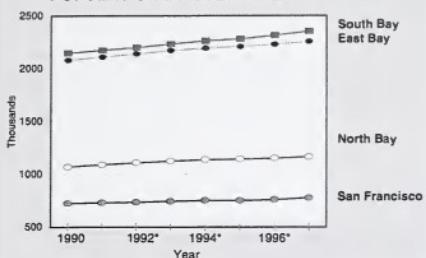
Note: North Bay: Marin, Napa, Sonoma, and Solano Counties  
 East Bay: Contra Costa and Alameda Counties  
 South Bay: Santa Clara and San Mateo Counties  
 San Francisco: County of San Francisco

Source: San Francisco Planning Department  
 California Employment Development Department  
 Bureau of the Census  
 \*CA Department of Finance - January 1 estimates

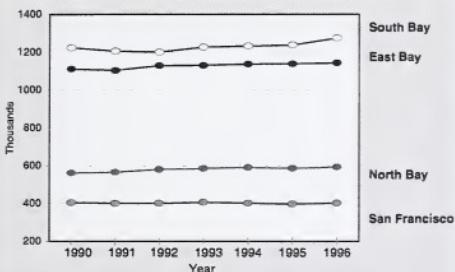
## GRAPHS 2.1.1

BAY AREA POPULATION,  
LABOR FORCE, AND  
EMPLOYMENT

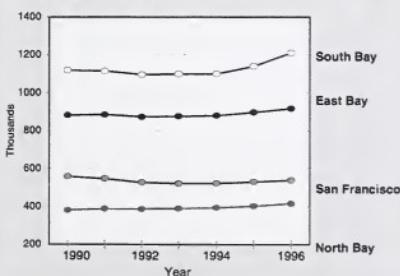
POPULATION BY SUBREGION 1990-1997



LABOR FORCE BY SUBREGION 1990-1996



EMPLOYMENT BY SUBREGION 1990-1996



Source: San Francisco Planning Department  
California Employment Development Department

## GRAPHS 2.2.1

BAY AREA, CALIFORNIA,  
AND UNITED STATES  
UNEMPLOYMENT

1990-1996



Source: San Francisco Planning Department  
California Employment Development Department

TABLE 2.2.1

## BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT, 1980-1996

Number of Persons Unemployed (1000s), Annual Percentage Distribution, Percentage Change, and Average Annual Rate

## BAY AREA UNEMPLOYMENT BY SUBREGION, 1980-1996

Number of Persons (1000s)	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	25	23	31	39	41	38	36	31
East Bay	54	47	60	73	74	72	65	57
South Bay	50	45	61	75	76	72	58	45
San Francisco	22	17	23	29	29	27	24	19
TOTAL	151	132	175	216	220	209	183	152

Annual Percentage Distribution	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	16.3	17.4	17.7	18.1	18.6	18.2	21.1	20.4
East Bay	35.8	35.6	34.3	33.8	33.6	34.4	34.4	37.5
South Bay	33.1	34.1	34.9	34.7	34.5	34.4	30.0	29.6
San Francisco	14.4	12.9	13.1	13.4	13.2	12.9	14.4	12.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1990-96
North Bay	-6.5	34.8	25.8	5.1	-7.3	-5.3	-13.9	34.8
East Bay	-13.0	21.7	21.7	1.4	-2.7	-9.7	-12.3	21.3
South Bay	-10.0	35.6	23.0	1.3	-5.3	-19.4	-22.4	0.0
San Francisco	-22.0	35.3	26.1	0.0	-6.9	-11.1	-20.8	11.8
TOTAL	-12.6	32.6	23.4	1.9	-5.0	-12.4	-16.9	15.2

Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996
North Bay	6.5	4.1	5.4	6.7	7.0	6.4	5.7	5.2
East Bay	6.0	4.2	5.4	6.6	6.7	6.3	5.7	4.9
South Bay	4.8	3.7	5.1	6.2	6.3	5.9	4.7	3.5
San Francisco	6.3	4.1	5.7	7.2	7.2	6.6	6.1	4.7
TOTAL	5.6	4.0	5.3	6.5	6.7	6.2	5.6	4.6

## CALIFORNIA AND THE UNITED STATES UNEMPLOYMENT, 1980-1996

Number of Persons (1000s)	1980	1990	1991	1992	1993	1994	1995	1996
California	790	850	1,141	1,396	1,410	1,330	1,211	1,126
United States	7,637	6,874	8,426	9,384	8,734	7,996	7,404	7,276

Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996
California	6.8	5.6	7.5	9.1	9.2	8.6	7.8	7.2
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6	5.4

## UNEMPLOYMENT FOR SAN FRANCISCO, BAY AREA, CALIFORNIA, AND THE UNITED STATES, 1980-1996

Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996
San Francisco	6.3	4.1	5.7	7.2	7.2	6.6	6.1	4.7
Bay Area	5.6	4.0	5.3	6.5	6.7	6.2	5.6	4.6
California	6.8	5.6	7.5	9.1	9.2	8.6	7.8	7.2
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6	5.4

Source: San Francisco Planning Department  
 California Employment Development Department  
 Bureau of the Census

TABLE 2.3.1

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP  
1985-1996**
**Number of Jobs (1000's)**

INDUSTRY	1985	1990	1991	1992	1993	1994	1995	1996
F.I.R.E.	195	205	205	206	207	202	194	195
Government	426	458	459	454	447	444	429	436
Services	666	807	825	831	857	871	907	966
Retail	445	495	486	468	472	474	495	499
Manufacturing	481	481	472	455	444	446	447	471
Construction/Mining	115	130	125	118	113	114	120	128
Wholesale Trade	156	174	171	163	155	156	167	171
Transportation	89	102	103	101	104	103	168	170
Communication/Utilities	73	66	66	65	65	62	*	*
Agriculture	21	23	22	22	23	18	39	40
TOTAL	2,667	2,941	2,934	2,883	2,886	2,890	2,965	3,076

**Percentage distribution by industry group  
1985-1996**

INDUSTRY	1985	1990	1991	1992	1993	1994	1995	1996
F.I.R.E.	7.3	7.0	7.0	7.1	7.2	7.0	6.5	6.3
Government	16.0	15.6	15.6	15.7	15.5	15.4	14.5	14.2
Services	25.0	27.4	28.1	28.8	29.7	30.1	30.6	31.4
Retail	16.7	16.8	16.6	16.2	16.4	16.4	16.7	16.2
Manufacturing	18.0	16.4	16.1	15.8	15.4	15.4	15.1	15.3
Construction/Mining	4.3	4.4	4.3	4.1	3.9	3.9	4.0	4.2
Wholesale Trade	5.8	5.9	5.8	5.7	5.4	5.4	5.6	5.6
Transportation	3.3	3.5	3.5	3.5	3.6	3.6	5.7	5.5
Communication/Utilities	2.7	2.2	2.2	2.3	2.3	2.1	0.0	0.0
Agriculture	0.8	0.8	0.7	0.8	0.8	0.6	1.3	1.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage change  
1985-1996**

INDUSTRY	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
F.I.R.E.	5.1	0.0	0.5	0.5	-2.4	-4.2	0.7	-5.0
Government	7.5	0.2	-1.1	-1.5	-0.7	-3.5	1.8	-4.9
Services	21.2	2.2	0.7	3.1	1.6	4.1	6.5	17.1
Retail	11.2	-1.8	-3.7	0.9	0.4	4.4	0.9	2.7
Manufacturing	0.0	-1.9	-3.6	-2.4	0.5	0.3	5.2	-0.3
Construction/Mining	13.0	-3.8	-5.6	-4.2	0.9	5.2	7.0	2.6
Wholesale Trade	11.5	-1.7	-4.7	-4.9	0.6	7.2	2.3	0.1
Transportation	14.6	1.0	-1.9	3.0	-1.0	NA	1.1	NA
Communication/Utilities	-9.6	0.0	-1.5	0.0	-4.6	NA	NA	NA
Agriculture	9.5	-4.3	0.0	4.5	-21.7	114.8	3.4	81.6
TOTAL	10.3	-0.2	-1.7	0.1	0.1	2.6	3.7	4.8

\*For years 1995 and 1996, Transportation and Communication/Utilities jobs are combined.

Source: San Francisco Planning Department  
California Employment Development Department

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION**  
1985-1996

**Number of Jobs (1000s)**

CATEGORY/ Subregion	1985	1990	1991	1992	1993	1994	1995	1996
F.I.R.E.								
North Bay	20	23	24	25	26	27	24	24
East Bay	45	56	55	58	59	57	54	53
South Bay	49	53	54	53	54	52	50	52
San Francisco	81	73	72	70	68	69	65	66
Regional Total	195	205	205	206	207	205	194	195
GOVERNMENT								
North Bay	70	74	75	74	72	71	70	72
East Bay	154	168	169	170	170	170	154	156
South Bay	112	123	123	122	121	121	119	122
San Francisco	89	93	92	88	85	84	85	86
Regional Total	426	459	458	454	448	446	429	436
SERVICES								
North Bay	74	97	105	104	107	108	111	117
East Bay	171	221	229	230	238	243	257	269
South Bay	250	293	299	309	322	323	347	377
San Francisco	172	196	192	188	191	192	192	204
Regional Total	667	807	824	831	858	856	907	956
RETAIL								
North Bay	67	82	82	81	84	85	88	89
East Bay	146	165	160	152	153	152	159	157
South Bay	158	170	168	163	164	165	174	178
San Francisco	74	78	76	72	71	72	74	75
Regional Total	446	496	486	468	472	474	495	499
MANUFACTURING								
North Bay	34	39	37	39	39	40	42	45
East Bay	100	111	110	109	103	101	106	112
South Bay	305	293	286	270	265	258	265	279
San Francisco	42	38	39	37	37	37	35	35
Regional Total	481	481	472	455	444	436	447	471
CONSTRUCTION/MINING								
North Bay	18	25	24	23	21	21	22	22
East Bay	41	48	46	44	44	43	46	47
South Bay	41	43	41	39	37	38	40	45
San Francisco	14	14	14	12	12	12	12	13
Regional Total	114	130	125	118	114	114	120	128
WHOLESALE TRADE								
North Bay	12	16	16	16	15	16	18	18
East Bay	45	52	55	53	51	52	54	56
South Bay	64	76	74	70	66	66	71	75
San Francisco	35	30	26	24	22	22	24	23
Regional Total	155	174	171	163	154	156	167	171
TRANSPORTATION							*	*
North Bay	6	7	7	8	8	8	13	14
East Bay	27	30	30	28	30	31	58	58
South Bay	35	45	46	46	46	46	59	61
San Francisco	21	20	20	19	19	18	37	37
Regional Total	89	102	103	101	103	103	168	170
COMMUNICATION/UTILITIES							*	*
North Bay	7	7	7	7	6	6		
East Bay	22	28	28	26	27	25		
South Bay	18	14	15	15	15	15		
San Francisco	26	17	17	17	17	16		
Regional Total	72	66	66	65	65	62		
AGRICULTURE								
Regional Total	21	23	22	22	23	23	39	40

**TABLE 2.3.2**

**BAY AREA EMPLOYMENT  
BY INDUSTRY GROUP  
AND SUBREGION**

\*For years 1995 and 1996, Transportation and Communication/Utilities jobs are combined.

Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 2.3.3**
**BAY AREA EMPLOYMENT  
BY INDUSTRY GROUP  
AND SUBREGION**
**PERCENTAGE  
DISTRIBUTION**
**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION  
1985-1996**
**Percentage Distribution by Subregion**

CATEGORY/ Subregion	1985	1990	1991	1992	1993	1994	1995	1996
F.I.R.E.								
North Bay	10.3	11.4	11.7	12.0	12.6	13.2	12.6	12.4
East Bay	23.0	27.2	26.7	28.1	28.5	27.8	27.9	27.0
South Bay	25.2	25.8	26.4	25.9	26.1	25.4	26.0	26.4
San Francisco	41.5	35.6	35.2	34.0	32.9	33.7	33.5	34.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
GOVERNMENT								
North Bay	16.5	16.2	16.3	16.4	16.1	15.9	16.4	16.4
East Bay	36.3	36.6	36.8	37.4	37.9	38.1	35.9	35.7
South Bay	26.4	26.9	26.9	26.8	27.0	27.1	27.8	28.0
San Francisco	20.8	20.3	20.1	19.4	19.0	18.8	19.9	19.8
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
SERVICES								
North Bay	11.0	12.0	12.7	12.5	12.5	12.5	12.2	12.1
East Bay	25.7	27.4	27.8	27.7	27.7	28.1	28.4	27.8
South Bay	37.5	36.3	36.3	37.2	37.5	37.3	38.2	39.0
San Francisco	25.8	24.3	23.2	22.6	22.3	22.2	21.2	21.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
RETAIL								
North Bay	15.1	16.6	17.0	17.3	17.8	17.9	17.7	17.9
East Bay	32.8	33.3	32.8	32.5	32.4	32.1	32.1	31.5
South Bay	35.5	34.4	34.5	34.8	34.7	34.8	35.1	35.7
San Francisco	16.6	15.7	15.7	15.4	15.0	15.2	15.0	15.0
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
MANUFACTURING								
North Bay	7.1	8.1	7.8	8.6	8.8	9.2	9.3	9.5
East Bay	20.8	23.1	23.3	24.0	23.2	23.2	23.8	23.7
South Bay	63.3	61.0	60.6	59.3	59.7	59.2	59.1	59.4
San Francisco	8.7	7.9	8.3	8.1	8.3	8.5	7.7	7.5
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
CONSTRUCTION/MINING								
North Bay	15.4	19.4	19.4	19.4	18.4	18.4	18.2	17.5
East Bay	36.3	36.7	36.5	37.3	38.6	37.7	38.1	37.0
South Bay	35.9	33.2	32.9	32.9	32.5	33.3	33.5	35.4
San Francisco	12.4	10.7	11.3	10.3	10.5	10.5	10.2	10.1
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
WHOLESALE TRADE								
North Bay	7.8	8.9	9.4	9.8	9.7	10.3	10.6	10.3
East Bay	28.6	30.1	31.9	32.3	33.1	33.3	32.5	32.7
South Bay	41.1	43.8	43.4	43.0	42.9	42.3	42.7	43.6
San Francisco	22.5	17.1	15.2	14.9	14.3	14.1	14.2	13.4
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
TRANSPORTATION							*	*
North Bay	6.8	7.0	6.7	7.5	7.8	7.8	7.9	8.1
East Bay	30.2	29.8	29.2	27.8	29.1	30.1	34.7	34.0
South Bay	39.4	43.8	44.8	45.7	44.7	44.7	35.0	36.3
San Francisco	23.5	19.4	19.3	19.0	18.4	17.5	22.3	21.6
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
COMMUNICATION/ UTILITIES							*	*
North Bay	9.0	10.3	10.6	10.9	9.2	9.7		
East Bay	30.5	42.6	42.1	40.3	41.5	40.3		
South Bay	24.6	21.3	21.9	22.5	23.1	24.2		
San Francisco	36.0	25.8	25.5	26.4	26.2	25.8		
Regional Total	100.0	100.0	100.0	100.0	100.0	100.0		

\*For years 1995 and 1996, Transportation and Communication/Utilities jobs are combined.

Source: San Francisco Planning Department  
California Employment Development Department

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION**  
1985-1996

**Percentage Change**

CATEGORY// Subregion	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
<b>F.I.R.E.</b>								
North Bay	15.8	2.1	3.3	5.3	3.8	-10.0	-0.3	1.3
East Bay	23.8	-1.8	5.7	2.1	-3.4	-5.3	-2.4	-3.7
South Bay	7.5	2.1	-1.5	1.5	-3.7	-3.1	2.3	-4.5
San Francisco	-9.9	-1.4	-2.8	-2.9	1.5	-5.9	2.3	-7.8
Regional Total	4.9	-0.2	0.5	0.6	-1.0	-5.6	0.7	-4.8
<b>GOVERNMENT</b>								
North Bay	5.8	0.3	-0.3	-3.2	-1.4	-1.0	2.0	-3.8
East Bay	8.9	0.4	0.8	0.0	0.0	-8.4	1.2	-7.6
South Bay	9.8	-0.2	-1.2	-0.5	0.0	-1.5	2.6	-0.7
San Francisco	4.9	-1.1	-4.3	-3.4	-1.2	1.3	1.5	-6.1
Regional Total	7.8	-0.1	-1.0	-1.3	-0.4	-3.9	1.8	-4.8
<b>SERVICES</b>								
North Bay	31.7	7.9	-0.5	2.9	0.9	2.4	5.5	11.6
East Bay	29.0	3.6	0.4	3.5	2.1	5.9	4.3	17.2
South Bay	17.2	2.2	3.3	4.2	0.3	7.4	8.6	25.9
San Francisco	14.0	-2.2	-1.9	1.6	0.5	0.2	6.0	6.4
Regional Total	21.0	2.2	0.8	3.2	0.9	4.8	6.5	17.2
<b>RETAIL</b>								
North Bay	22.2	0.4	-1.7	3.7	1.2	3.0	1.9	8.2
East Bay	13.0	-3.3	-4.8	0.7	-0.7	4.6	-1.1	-1.6
South Bay	7.6	-1.6	-2.7	0.6	0.6	5.4	2.6	6.4
San Francisco	5.4	-2.1	-5.7	-1.4	1.4	3.2	0.4	-2.2
Regional Total	11.2	-1.9	-3.7	0.9	0.4	4.4	0.9	2.7
<b>MANUFACTURING</b>								
North Bay	12.8	-4.7	5.7	0.0	2.6	4.5	6.8	21.0
East Bay	11.0	-1.2	-0.3	-5.9	-1.9	5.4	4.8	1.7
South Bay	-3.8	-2.5	-5.5	-1.9	-2.6	2.5	5.6	-2.2
San Francisco	-9.5	3.1	-5.6	0.0	0.0	-6.7	1.7	-10.4
Regional Total	-0.0	-1.9	-3.4	-2.5	-1.8	2.6	5.2	-0.2
<b>CONSTRUCTION/MINING</b>								
North Bay	42.6	-3.6	-5.0	-8.7	0.0	3.9	2.7	-7.5
East Bay	15.0	-4.4	-2.9	-0.5	-2.3	6.3	3.9	4.4
South Bay	4.9	-4.7	-4.9	-5.1	2.7	5.7	13.1	10.8
San Francisco	-2.4	1.8	-13.0	-2.1	0.0	1.8	5.9	-8.2
Regional Total	13.5	-3.7	-5.1	-3.8	0.0	5.2	7.0	2.8
<b>WHOLESALE TRADE</b>								
North Bay	28.1	3.9	-0.6	-6.3	6.7	11.2	-0.5	10.0
East Bay	17.8	4.0	-3.3	-3.2	2.0	4.5	3.2	2.8
South Bay	19.6	-2.9	-5.5	-5.7	0.0	8.1	4.6	0.7
San Francisco	-14.8	-12.8	-6.8	-9.2	0.0	8.3	-4.0	-12.1
Regional Total	12.0	-1.9	-4.6	-5.5	1.3	7.2	2.3	0.3
<b>TRANSPORTATION</b>								
North Bay	16.4	-2.8	8.7	6.7	0.0	NA	3.1	99.1
East Bay	12.6	-1.6	-6.4	7.1	3.3	NA	-1.1	92.7
South Bay	27.0	2.7	0.2	0.0	0.0	NA	4.6	34.0
San Francisco	-5.6	0.2	-3.5	-0.8	-5.3	NA	-1.8	84.9
Regional Total	14.3	0.5	-1.8	2.3	0.0	NA	1.1	65.3
<b>COMMUNICATION/ UTILITIES</b>								
North Bay	4.6	2.9	0.0	-14.3	0.0	NA	NA	NA
East Bay	26.7	-0.4	-6.8	3.8	-7.4	NA	NA	NA
South Bay	-21.3	3.6	0.0	3.4	0.0	NA	NA	NA
San Francisco	-34.8	-0.5	0.5	0.0	-5.9	NA	NA	NA
Regional Total	-9.2	0.8	-2.7	0.8	-4.6	NA	NA	NA
<b>AGRICULTURE</b>								
Regional Total	9.5	-4.3	0.5	4.1	0.0	68.1	3.4	81.6

\*For years 1995 and 1996, Transportation and Communication/Utilities jobs are combined.

Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 2.3.4**

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION**

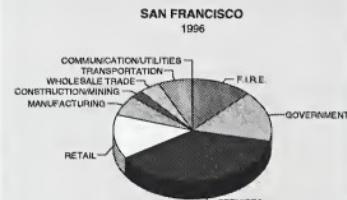
**PERCENTAGE CHANGE**

## GRAPHS 2.3.1

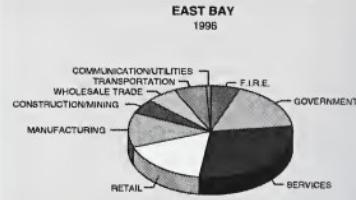
### BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION

Percentage Distribution

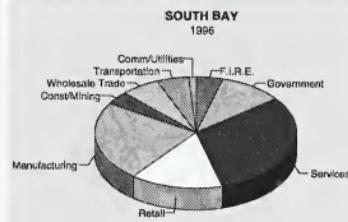
1996



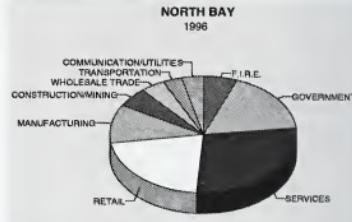
Total Jobs: 540,000



Total Jobs: 915,000



Total Jobs: 1,204,000



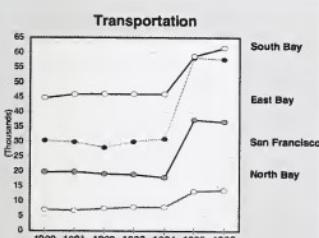
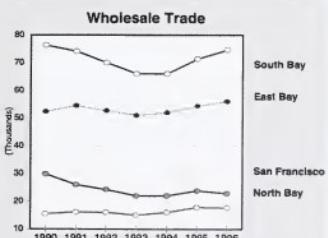
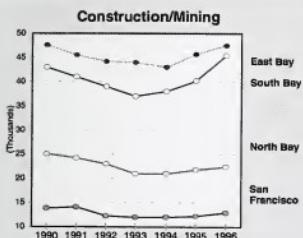
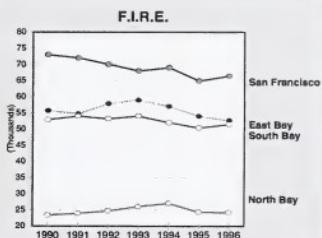
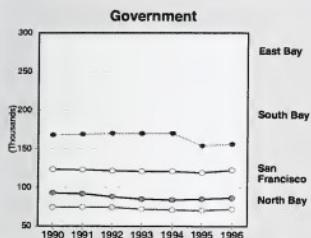
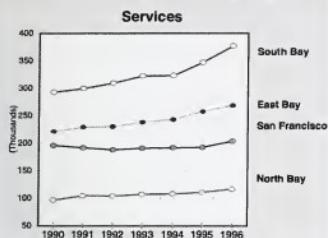
Total Jobs: 415,000

Source: San Francisco Planning Department  
California Employment Development Department

## GRAPHS 2.3.2

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION

1990-1996



\*For years 1995 and 1996, Transportation and Communication/Utilities jobs are combined.

Source: San Francisco Planning Department  
California Employment Development Department







## **3.0 EMPLOYMENT IN SAN FRANCISCO**

Chapter 3.0 provides information about employment trends in San Francisco from 1983 to 1996. Job quantity and growth is a major indicator of San Francisco's economic vitality. The employment data presented in this chapter are from the California Employment Development Department (EDD). They are based on payroll jobs in San Francisco. The data are annual averages based on quarterly raw data from the Employment Development Department. It is important to recognize that this data differs from the benchmark data provided by EDD on its Internet Web page (<http://www.calmis.cahwnet.gov>). The latter figures omit private household employment data (SIC 88) and are adjusted throughout the year.

*Employment* as reported in this section is defined as civilians aged 16 and older who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons during the years discussed in this chapter. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include unpaid family workers, domestics, volunteers, or persons involved in trade disputes.

Section 3.1 describes San Francisco employment by Land Use Activities, from 1983 to 1996. Section 3.2 shows the city's employment trends in further detail by presenting employment information for specific industry groups within each Land Use Activity, from 1983 to 1996. The tables in sections 3.1 and 3.2 show annual average number of jobs, annual percentage distributions, and percentage changes.

Section 3.3 presents San Francisco employment in its geographic context. In this section, employment data are shown cross-tabulated by Commerce and Industry (C&I) Districts and Land Use Activity. For a detailed explanation of the Land Use Activity classification, C&I Districts, and SIC codes, refer to the Data Formats section in the Introduction.

Section 3.4 includes a table omitted from last year's report but present in the 1995 C&I Inventory. This table includes employees grouped according to the size of the establishment in which they work. These employees are then categorized according to the C&I district in which the establishment is located. The table also includes the percentage distribution of employees in each C&I district; and the percentage distribution of employees within each of the four establishment class sizes.

**TABLE 3.1.1** EMPLOYMENT BY LAND USE ACTIVITY  
1983-1996

**Number of Jobs**

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Miscellaneous Government	Other	TOTAL
1983	174,032	81,308	148,700	13,470	90,988	35,188	314	544,000
1984	176,320	85,054	147,808	14,713	90,629	34,650	826	550,000
1985	176,753	86,295	144,998	14,373	93,624	35,644	812	552,500
1986	179,256	87,391	140,106	14,532	94,252	34,631	1,332	551,500
1987	178,085	87,821	135,232	15,662	97,362	34,818	2,421	551,400
1988	181,036	87,329	131,644	17,688	98,018	35,353	1,233	552,300
1989	185,794	88,560	127,215	16,259	100,682	35,453	1,936	555,900
1990	186,981	87,738	125,620	17,741	104,347	34,938	1,629	559,000
1991	176,692	84,946	122,692	18,446	107,242	35,678	1,104	546,800
1992	169,441	79,654	118,023	17,824	108,370	32,600	988	526,900
1993	170,378	80,050	114,411	17,297	105,323	32,722	1,319	521,500
1994	168,607	79,625	114,918	17,961	106,809	33,400	1,472	522,800
1995	165,559	84,124	116,418	18,580	111,915	31,518	1,605	529,719
1996	177,010	85,284	117,361	18,615	112,085	30,566	314	541,234

**Percentage Distribution by Land Use Activity**

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983	32.0	14.9	27.3	2.5	16.7	6.5	0.1	100.0
1984	32.1	15.5	26.9	2.7	16.5	6.3	0.2	100.0
1985	32.0	15.6	26.2	2.6	16.9	6.5	0.1	100.0
1986	32.5	15.8	25.4	2.6	17.1	6.3	0.2	100.0
1987	32.3	15.9	24.5	2.8	17.7	6.3	0.4	100.0
1988	32.8	15.8	23.8	3.2	17.7	6.4	0.2	100.0
1989	33.4	15.9	22.9	2.9	18.1	6.4	0.3	100.0
1990	33.5	15.7	22.5	3.2	18.7	6.3	0.3	100.0
1991	32.3	15.5	22.4	3.4	19.6	6.5	0.2	100.0
1992	32.2	15.1	22.4	3.4	20.6	6.2	0.2	100.0
1993	32.7	15.3	21.9	3.3	20.2	6.3	0.3	100.0
1994	32.3	15.2	22.0	3.4	20.4	6.4	0.3	100.0
1995	31.3	15.9	22.0	3.5	21.1	5.9	0.3	100.0
1996	32.7	15.8	21.7	3.4	20.7	5.6	0.1	100.0

**Percentage Change by Land Use Activity**

Land Use	Office	Retail	Industrial	Hotel	Cultural/ Institutional	Government	Other	TOTAL
1983-84	1.3	4.6	-0.6	9.2	-0.4	-1.5	163.0	1.1
1984-85	0.2	1.5	-1.9	-2.3	3.3	2.9	-1.7	0.5
1985-86	1.4	1.3	-3.4	1.1	0.7	-2.8	64.0	-0.2
1986-87	-0.7	0.5	-3.5	7.8	3.3	0.5	81.8	-0.0
1987-88	1.7	-0.6	-2.7	12.9	0.7	1.5	-49.1	0.2
1988-89	2.6	1.4	-3.4	-8.1	2.7	0.3	57.0	0.7
1989-90	0.6	-0.9	-1.3	9.1	3.6	-1.5	-15.9	0.6
1990-91	-5.5	-3.2	-2.3	4.0	2.8	2.1	-32.2	-2.2
1991-92	4.1	-6.2	3.8	-3.4	1.1	-8.6	-10.5	-3.6
1992-93	0.6	0.5	-3.1	-3.0	-2.8	0.4	33.5	-1.0
1993-94	-1.0	-0.5	0.4	3.8	1.4	2.1	11.6	0.2
1994-95	-1.8	5.7	1.3	3.4	4.8	-5.6	9.1	1.3
1995-96	6.9	1.4	0.8	0.2	0.2	-3.0	-80.4	2.2
1991-1996	0.2	0.4	-4.3	0.9	4.5	-11.7	-71.6	-1.0

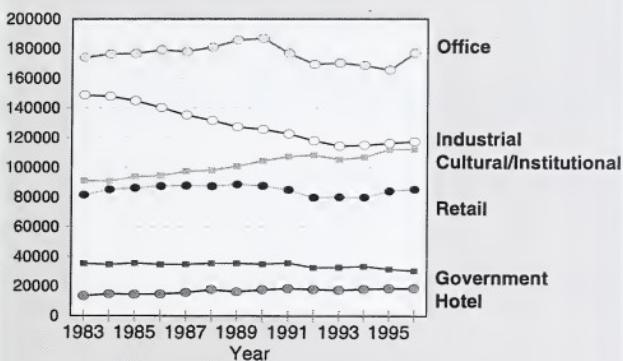
Source: San Francisco Planning Department  
California Employment Development Department

EMPLOYMENT BY LAND USE ACTIVITY  
1983-1996

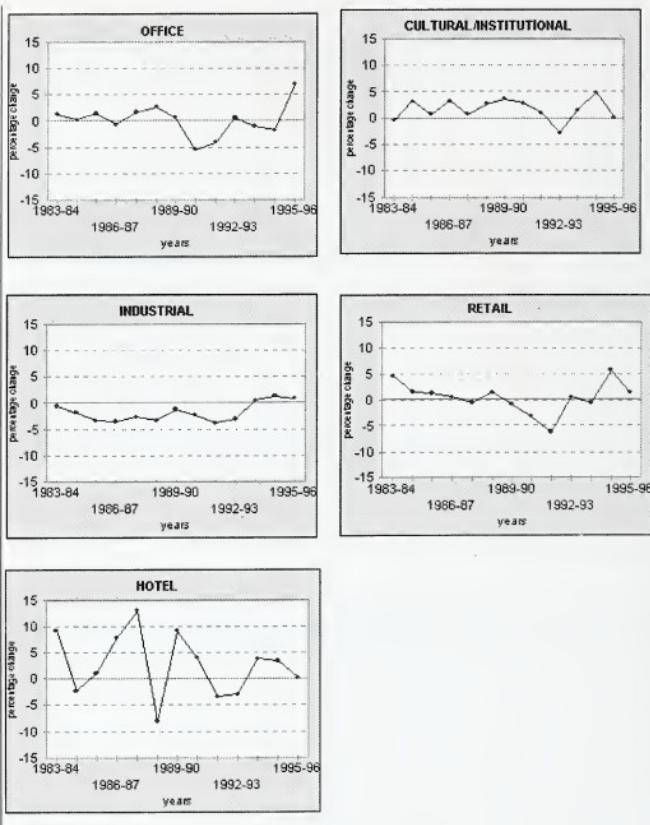
GRAPH 3.1.1

Annual Average

EMPLOYMENT BY LAND USE ACTIVITY  
1983-1996



Source: San Francisco Planning Department  
California Employment Development Department

**GRAPH 3.1.2****EMPLOYMENT ANNUAL GROWTH RATES BY LAND USE ACTIVITY  
1983-1996**

Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 3.2.1**
**OFFICE EMPLOYMENT BY INDUSTRY GROUPS  
1983-1996**
**Number of Jobs**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	
Office Services	Agriculture	3,444	3,219	3,142	2,783	2,441	1,820	1,613	1,824	1,809	1,834	1,956	2,125	1,786	1,998
	Finance	53,231	52,531	53,189	52,093	49,031	44,683	42,943	42,135	40,605	38,975	37,982	37,196	39,224	41,001
	Insurance	21,647	20,832	20,487	21,034	20,696	20,556	19,235	18,144	18,380	18,746	18,028	16,961	16,658	16,010
	Real Estate	10,891	10,813	10,927	11,612	11,842	12,419	13,063	13,433	14,786	11,894	11,856	12,253	9,953	10,081
	Legal	72,631	75,851	74,809	76,610	77,873	82,120	88,464	90,644	81,744	79,930	83,460	83,999	81,456	91,484
	TOTAL	174,032	176,320	176,753	179,256	178,085	181,035	185,794	186,988	176,692	169,441	170,378	168,607	165,559	177,010

**Annual Percentage Distribution**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Office Services	Agriculture	2.0	1.8	1.8	1.6	1.4	1.0	0.9	1.0	1.0	1.1	1.1	1.1	1.1
	Finance	30.6	29.8	30.1	29.1	27.0	24.7	23.1	22.5	23.0	23.0	22.3	22.1	23.7
	Insurance	12.4	11.8	11.6	11.7	11.6	11.4	10.4	9.7	10.4	11.1	10.6	10.1	9.0
	Real Estate	6.3	6.1	6.2	6.5	6.6	6.9	7.0	7.2	8.4	7.0	6.8	7.3	6.0
	Office Services	41.7	43.0	42.3	42.7	43.7	45.4	47.6	48.5	46.3	47.2	49.0	49.8	49.2
	Legal	7.0	7.4	8.0	8.4	9.7	10.7	11.0	11.1	11.0	10.7	10.2	9.5	10.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96	
Office Services	Agriculture	-6.5	-2.4	-11.4	-12.3	-25.5	-11.3	13.1	-0.8	1.4	6.6	8.6	-15.9	11.8	10.4
	Finance	-1.3	1.3	-2.1	-7.8	-7.0	-3.9	-1.9	-3.6	-4.0	-2.5	-2.1	5.5	4.5	1.0
	Insurance	-3.8	-1.7	2.7	-1.6	-0.2	-6.9	-5.7	1.3	2.0	-3.8	-5.9	-1.8	-3.9	-12.9
	Real Estate	-0.7	1.1	6.3	2.0	4.9	5.2	2.8	10.1	-19.6	-2.0	5.1	-18.8	1.3	-31.8
	Office Services	4.4	-1.4	2.4	1.6	5.5	7.7	2.5	-9.8	-2.2	4.4	0.6	-3.0	12.3	11.9
	Legal	7.3	8.6	6.6	13.7	12.4	5.9	1.6	-6.9	-6.7	-4.2	-7.1	2.5	-0.3	-15.1
TOTAL	1.3	0.2	1.4	-0.7	1.7	2.6	0.6	-5.5	-4.1	0.6	-1.0	-1.8	6.9	0.2	

**Note:**

Agriculture includes the following 2-digit SIC classifications:

- 01 Agricultural Production--Crops
- 02 Agricultural Production--Livestock and Animals
- 07 Agricultural Services
- 10 Metal Mining
- 13 Oil and Gas Extraction

Finance includes the following 2-digit SIC classifications:

- 60 Banking
- 61 Credit Agencies Other Than Banks
- 62 Security and Commodity Brokers
- 67 Holding and Other Investment Offices

Insurance includes the following 2-digit SIC classifications:

- 63 Insurance Carriers
- 64 Insurance Agents, Brokers

Real Estate includes the following 2-digit SIC classifications:

- 65 Real Estate

Office Services includes the following 2-digit SIC classifications:

- 47 Transportation Services
- 73 Business Services
- 87 Engineer, Account, Research, & Management Services
- 89 Miscellaneous Services

Legal includes the following 2-digit SIC classifications:

- 81 Legal Services

Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 3.2.2****RETAIL EMPLOYMENT BY INDUSTRY GROUPS, 1983-1996****Number of Jobs**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Department	8,508	8,653	7,971	7,700	7,824	7,924	7,889	8,129	7,692	6,572	5,915	4,956	4,758	5,206
Food Stores	7,080	7,427	7,625	7,978	7,907	8,165	8,516	7,999	8,222	7,993	7,654	7,623	7,871	8,238
Apparel Stores	7,482	7,419	7,468	7,404	7,188	7,968	9,101	9,214	8,992	8,503	8,920	8,585	8,448	8,174
Restaurants	29,691	31,290	31,911	32,761	32,840	31,336	31,999	31,305	31,715	29,835	31,304	31,965	33,606	34,705
Other Retail	17,537	18,656	19,621	20,064	20,190	20,563	20,949	20,784	19,107	17,367	16,515	16,895	17,606	15,867
Services & Repairs	11,010	11,609	11,700	11,481	11,871	11,372	10,105	10,302	9,217	9,383	9,741	9,601	9,589	12,596
TOTAL	81,308	85,054	86,295	87,391	87,821	87,329	88,560	87,738	84,946	79,654	80,050	79,625	81,878	84,766

**Annual Percentage Distribution**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Department	10.5	10.2	9.2	8.8	8.9	9.1	8.9	9.3	9.1	8.3	7.4	6.2	5.8	6.1
Food Stores	8.7	8.7	8.8	9.1	9.0	9.4	9.6	9.1	9.7	10.0	9.6	9.6	9.6	9.7
Apparel Stores	9.2	8.7	8.7	8.5	8.2	9.1	10.3	10.5	10.6	10.7	11.1	10.8	10.3	9.6
Restaurants	36.5	36.8	37.0	37.5	37.4	35.9	36.1	35.7	37.3	37.5	39.1	40.1	41.0	40.9
Other Retail	21.6	21.9	22.7	23.0	23.0	23.5	23.7	23.7	22.5	21.8	20.6	21.2	21.5	18.7
Services & Repairs	13.5	13.6	13.6	13.1	13.5	13.0	11.4	11.7	10.9	11.8	12.2	12.1	11.7	14.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Department	1.7	-7.9	-3.4	1.6	1.3	-0.4	3.0	-5.4	-14.6	-10.0	-16.2	-4.0	9.4	-32.3
Food Stores	4.9	2.7	4.6	-0.9	3.3	4.3	-6.1	2.8	-2.8	-4.2	-0.4	3.3	4.7	0.2
Apparel Stores	-0.8	0.7	-0.9	-2.9	10.8	14.2	1.2	-2.4	-5.4	4.9	-3.8	-1.6	-3.2	-9.1
Restaurants	5.4	2.0	2.7	0.2	-4.6	2.1	-2.2	1.3	-5.9	4.9	2.1	5.1	3.3	9.4
Other Retail	6.4	5.2	2.3	0.6	1.8	1.9	-0.8	-8.1	-9.1	-4.9	2.3	4.2	-9.9	-17.0
Services & Repairs	5.4	0.8	-1.9	3.4	-4.2	-11.1	1.9	-10.5	1.8	3.8	-1.4	-0.1	31.4	36.7
TOTAL	4.6	1.5	1.3	0.5	-0.6	1.4	-0.9	-3.2	-6.2	0.5	-0.5	2.8	3.6	-0.2

Note: Department includes the following 2-digit SIC classifications:  
53 General Merchandise Stores  
Food stores includes the following 2-digit SIC classifications:  
54 Food Stores  
Apparel stores includes the following 2-digit SIC classifications:  
56 Apparel and Accessory Stores  
Restaurants includes the following 2-digit SIC classifications:  
58 Eating and Drinking Places

Other Retail includes the following 2-digit SIC classifications:  
52 Building Materials and Garden Supplies  
57 Furniture and Home Furnishings  
59 Miscellaneous Retail  
Services & Repairs includes the following 2-digit SIC classifications:  
55 Automotive Dealers and Service Stations  
72 Personal Services  
75 Auto Repair, Services, and Garages  
76 Miscellaneous Repair Services

**TABLE 3.2.3****INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS, 1983-1996****Number of Jobs**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Construction	14,137	13,175	14,188	15,229	15,741	15,018	14,141	15,066	14,104	11,585	11,246	11,112	11,836	12,940
Transportation	24,483	24,839	25,163	25,517	25,626	25,025	24,165	24,453	27,531	26,924	26,208	26,666	25,556	18,485
Public Utilities	9,798	10,046	10,684	10,735	9,835	9,377	8,983	9,069	9,498	9,527	8,941	8,604	9,820	10,398
Communication	19,731	19,062	17,190	13,089	10,982	10,013	9,142	9,911	9,054	10,082	9,994	10,438	9,241	9,579
Wholesale	33,264	34,410	35,480	34,881	32,095	31,641	31,435	29,568	24,672	23,484	21,901	21,949	23,051	22,935
Food Processing	8,769	7,570	6,988	7,076	6,938	5,839	4,992	4,386	4,986	4,857	4,971	4,067	3,183	3,677
Apparel Manufactur	12,390	12,936	11,928	11,652	12,252	12,965	13,034	13,906	14,057	14,094	14,600	14,704	14,812	15,111
Printing	9,062	9,164	8,591	9,265	9,296	9,992	10,038	9,001	8,910	8,195	8,538	8,883	8,186	8,346
Other	17,068	16,608	14,787	12,663	12,466	11,775	11,284	10,260	9,880	9,274	8,011	8,496	8,323	8,481
<b>TOTAL</b>	148,700	147,808	144,998	140,106	135,232	131,644	127,215	125,620	122,692	118,023	114,411	114,918	114,007	109,952

**Annual Percentage Distribution**

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Construction	9.5	8.9	9.8	10.9	11.6	11.4	11.1	12.0	11.5	9.8	9.8	9.7	10.4	11.8
Transportation	16.5	16.8	17.4	18.2	18.9	19.0	19.0	19.5	22.4	22.8	22.9	23.2	22.4	16.8
Public Utilities	6.6	6.8	7.4	7.7	7.3	7.1	7.1	7.2	7.7	8.1	7.8	7.5	8.6	9.5
Communication	13.3	12.9	11.9	9.3	8.1	7.6	7.2	7.9	7.4	8.5	8.7	9.1	8.1	8.7
Wholesale	22.4	23.3	24.5	24.9	23.7	24.0	24.7	23.5	20.1	19.9	19.1	19.1	20.2	20.9
Food Processing	5.9	5.1	4.8	5.1	5.1	4.4	3.9	3.5	4.1	4.1	4.3	3.5	2.8	3.3
Apparel Manufactur	8.3	8.8	8.2	8.3	9.1	9.8	10.2	11.1	11.5	11.9	12.8	12.8	13.0	13.7
Printing	6.1	6.2	5.9	6.6	6.9	7.6	7.9	7.2	7.3	6.9	7.5	7.7	7.2	7.6
Other	11.5	11.2	10.2	9.0	9.2	8.9	8.9	8.2	8.1	7.9	7.0	7.4	7.3	7.7
<b>TOTAL</b>	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97
Construction	-6.8	7.7	7.3	3.4	-4.6	-5.8	6.5	-6.4	-17.9	-2.9	-1.2	6.5	9.3	-8.3
Transportation	1.5	1.3	1.4	0.4	-2.3	-3.4	1.2	12.6	-2.2	-2.7	1.7	-4.2	-27.7	-32.9
Public Utilities	2.5	6.4	0.5	-8.4	-4.7	-4.2	1.0	4.7	0.3	6.2	-3.8	14.1	5.9	5.5
Communication	-3.4	-9.8	-23.9	-16.1	8.8	-8.7	8.4	-8.6	11.4	-0.9	4.4	-11.5	3.7	5.8
Wholesale	3.4	3.1	-1.7	-8.0	-1.4	-0.7	-5.9	-16.6	-4.8	-6.7	0.2	5.0	0.5	7.0
Food Processing	-13.7	-7.7	1.3	-2.0	-15.8	-14.5	-12.1	13.7	-2.6	2.4	-18.2	-21.7	15.5	-26.3
Apparel Manufactur	4.4	-7.8	-2.3	5.2	5.8	0.5	6.7	1.1	0.3	3.6	0.7	0.7	2.0	7.5
Printing	1.1	-6.2	7.8	0.3	7.5	0.5	-10.3	-1.0	-8.0	4.2	4.0	-7.8	2.0	-6.3
Other	-2.7	-11.0	-14.4	-1.6	-5.5	-4.2	-9.1	-3.7	-6.1	-13.6	6.1	-2.0	1.9	-14.2
<b>TOTAL</b>	-0.6	-1.9	-3.4	-3.5	-2.7	-3.4	-1.3	-2.3	-3.8	-3.1	0.4	-0.8	-3.6	-10.4

## Note:

- Construction includes the following 2-digit SIC classifications:  
 15 Building Construction—General Building Contractors  
 16 Heavy Construction other than Residential  
 17 Construction—Special Trade Contractors
- Transportation includes the following 2-digit SIC classifications:  
 37 Transportation Equipment  
 41 Local and Interurban Passenger Transit  
 42 Trucking and Warehousing  
 44 Water Transportation  
 45 Transportation By Air
- Public Utilities includes the following 2-digit SIC classifications:  
 49 Electric, Gas, and Sanitary Services
- Communication includes the following 2-digit SIC classifications:  
 48 Communications
- Wholesale includes the following 2-digit SIC classifications:  
 50 Wholesale Trade—Durable Goods  
 51 Wholesale Trade—Non Durable Goods
- Food Processing includes the following 2-digit SIC classifications:
- Apparel Manufacturing includes the following 2-digit SIC classifications:  
 22 Textile Mill Products  
 23 Apparel and Other Textile Products
- Printing includes the following 2-digit SIC classifications:  
 27 Printing and Publishing
- Other includes the following 2-digit SIC classifications:  
 09 Fishing, Hunting, and Trapping  
 24 Lumber and Wood Products  
 25 Furniture and Fixtures  
 26 Paper and Allied Products  
 28 Chemicals and Allied Products  
 29 Petroleum/Refining/Related Industries  
 30 Rubber and Miscellaneous Plastics Products  
 31 Leather and Leather Products  
 32 Stone/Clay/Glass/Concrete Products  
 33 Primary Metal Industries  
 34 Fabricated Metal Products  
 35 Machinery, except Electrical  
 36 Electrical/Electronic Machinery Equipment  
 38 Instruments and Related Products  
 39 Miscellaneous Manufacturing Industries

**TABLE 3.2.4**

## CULTURAL/INSTITUTIONAL EMPLOYMENT BY INDUSTRY GROUPS

## Number of Jobs

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Film & Recreation	9,510	9,402	9,347	9,108	9,988	10,513	10,605	10,927	10,475	10,188	10,957	11,259	11,765	12,827
Health Services	32,504	32,025	33,259	33,782	35,310	34,384	35,089	35,739	37,326	40,154	36,576	36,146	36,172	33,717
Educational Services	29,837	29,270	30,072	30,675	30,751	30,735	31,089	32,223	32,732	32,842	31,828	33,114	33,872	34,468
Social Services	7,637	6,800	7,409	7,976	7,805	8,659	9,172	10,738	11,137	10,791	11,530	12,186	13,053	13,927
Other	11,500	13,132	13,537	12,710	13,508	13,726	14,727	14,719	15,573	14,395	14,431	14,105	14,683	15,819
TOTAL	90,988	90,629	93,624	94,252	97,362	98,018	100,682	104,347	107,242	108,370	105,323	106,809	109,546	110,758

## Annual Percentage Distribution

Industry Groups	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Film & Recreation	10.5	10.4	10.0	9.7	10.3	10.7	10.5	10.5	9.8	9.4	10.4	10.5	10.7	11.6
Health Services	35.7	35.3	35.5	35.8	36.3	35.1	34.9	34.3	34.8	37.1	34.7	33.8	33.0	30.4
Educational Services	32.8	32.3	32.1	32.5	31.6	31.4	30.9	30.9	30.5	30.3	30.2	31.0	30.9	31.1
Social Services	8.4	7.5	7.9	8.5	8.0	8.8	9.1	10.3	10.4	10.0	10.9	11.4	11.9	12.6
Other	12.6	14.5	14.5	13.5	13.9	14.0	14.6	14.1	14.5	13.3	13.7	13.2	13.4	14.3
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change

Industry Groups	1983-84	1984-85	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1991-96
Film & Recreation	-1.1	-0.6	-2.6	9.7	5.3	0.9	3.0	-4.1	-2.7	7.5	2.8	4.5	9.0	22.5
Health Services	-1.5	3.9	1.6	4.5	-2.6	2.0	1.9	4.4	7.6	-8.9	-1.2	0.1	-6.8	-9.7
Educational Services	-1.9	2.7	2.0	0.2	-0.1	1.1	3.6	1.6	0.3	-3.1	4.0	2.3	1.8	5.3
Social Services	-11.0	9.0	7.7	-2.1	10.9	5.9	17.1	3.7	-3.1	6.9	5.7	7.1	6.7	25.1
Other	14.2	3.1	-6.1	6.3	1.6	7.3	-0.1	5.8	-7.6	0.2	-2.3	4.1	7.7	1.6
TOTAL	-0.4	3.3	0.7	3.3	0.7	2.7	3.6	2.8	1.1	-2.8	1.4	2.6	1.1	3.3

Note:

Film &amp; Recreation includes the following 2-digit SIC classifications:

78 Motion Pictures

79 Amusement &amp; Recreation Services

Health Services includes the following 2-digit SIC classifications:

80 Health Services

Educational Services includes the following 2-digit SIC classifications:

82 Educational Services

Social Services includes the following 2-digit SIC classifications:

83 Social Services

Other includes the following 2-digit SIC classifications:

84 Museums, Botanical, Zoological Gardens

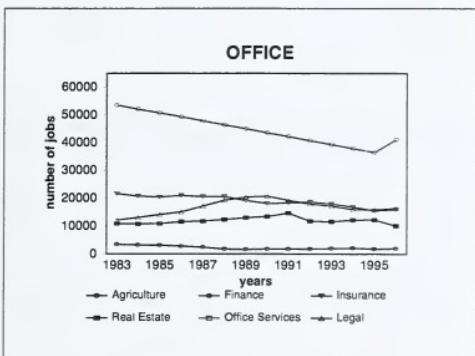
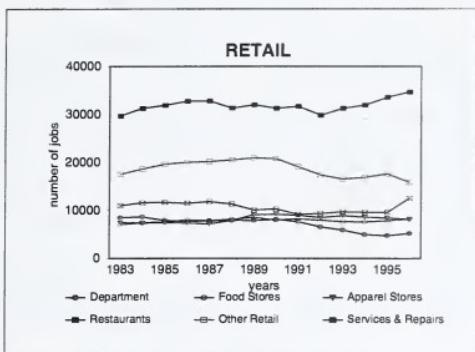
85 Membership Organization

88 Private Households

Source: San Francisco Planning Department  
California Employment Development Department

OFFICE AND RETAIL LAND USES EMPLOYMENT BY INDUSTRY  
1983-1986

GRAPHS 3.2.1

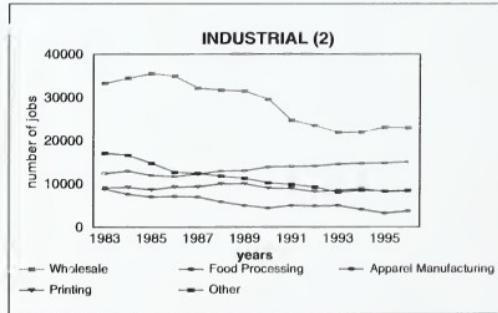
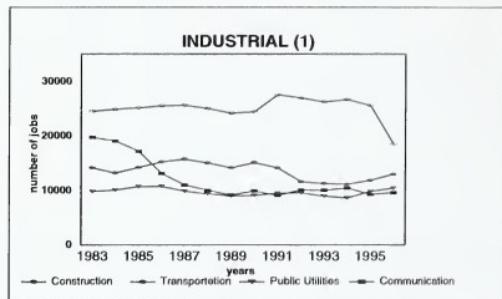
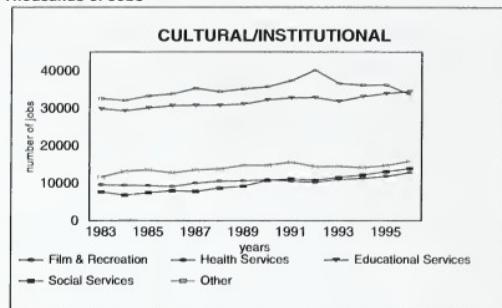


Source: San Francisco Planning Department  
California Employment Development Department

## GRAPHS 3.2.2

### INDUSTRIAL AND CULTURAL/INSTITUTIONAL LAND USES' EMPLOYMENT BY INDUSTRY 1983-1995

Thousands of Jobs



Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 3.3.1**
**EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT  
1996**
**Number of Jobs (1000s)**

Land Use	Bay View	North Central	Civic Center	Financial	Mission	North Beach	North West	SOMA	South West	Van Ness	Other	TOTAL
Office	2,425	3,611	3,585	69,460	1,264	3,570	828	18,739	4,282	2,684	65,768	176,216
Retail	2,451	8,499	8,158	11,310	3,485	6,808	1,558	11,736	11,479	5,570	14,509	85,562
Industrial	11,040	1,305	1,331	13,148	3,547	2,665	1,482	40,039	4,250	705	38,779	118,289
Hotel	32	639	5,460	4,354	34	988	8	2,267	180	1,270	3,379	18,611
Cultural/Institutional	1,659	14,705	13,319	8,625	2,632	1,990	3,754	14,708	9,622	5,305	34,934	111,253
Miscellaneous Government	0	0	981	9	0	0	0	12,671	0	326	16,580	30,567
Other	36	36	18	485	10	5	2	107	41	20	63	821
<b>TOTAL</b>	<b>17,643</b>	<b>28,794</b>	<b>32,852</b>	<b>107,391</b>	<b>10,971</b>	<b>16,025</b>	<b>7,632</b>	<b>100,267</b>	<b>29,854</b>	<b>15,880</b>	<b>174,011</b>	<b>541,319</b>

**Percentage Distribution by C&I District**

Land Use	Bay View	North Central	Civic Center	Financial	Mission	North Beach	North West	SOMA	South West	Van Ness	Other	TOTAL
Office	1.4	2.0	2.0	39.4	0.7	2.0	0.5	10.6	2.4	1.5	37.3	100.0
Retail	2.9	9.9	9.5	13.2	4.1	8.0	1.8	13.7	13.4	6.5	17.0	100.0
Industrial	9.3	1.1	1.1	11.1	3.0	2.3	1.3	33.8	3.6	0.6	32.8	100.0
Hotel	0.2	3.4	29.3	23.4	0.2	5.3	0.0	12.2	1.0	6.8	18.2	100.0
Cultural/Institutional	1.5	13.2	12.0	7.8	2.4	1.8	3.4	13.2	8.6	4.8	31.4	100.0
Miscellaneous Government	0.0	0.0	3.2	0.0	0.0	0.0	0.0	41.5	0.0	1.1	54.2	100.0
Other	4.3	4.4	2.2	59.0	1.2	0.6	0.2	13.0	5.0	2.4	7.6	100.0
<b>TOTAL</b>	<b>3.3</b>	<b>5.3</b>	<b>6.1</b>	<b>19.8</b>	<b>2.0</b>	<b>3.0</b>	<b>1.4</b>	<b>18.5</b>	<b>5.5</b>	<b>2.9</b>	<b>32.1</b>	<b>100.0</b>

**Percentage Distribution by Land Use**

Land Use	Bay View	North Central	Civic Center	Financial	Mission	North Beach	North West	SOMA	South West	Van Ness	Other	TOTAL
Office	13.7	12.5	10.9	64.7	11.5	22.3	10.9	18.7	14.3	16.9	37.8	32.6
Retail	13.9	29.5	24.8	10.5	31.8	42.5	20.4	11.7	38.5	35.1	8.3	15.8
Industrial	62.6	4.5	4.1	12.2	32.3	16.6	19.4	39.9	14.2	4.4	22.3	21.9
Hotel	0.2	2.2	16.6	4.1	0.3	6.2	0.1	2.3	0.6	8.0	1.9	3.4
Cultural/Institutional	9.4	51.1	40.5	8.0	24.0	12.4	49.2	14.7	32.2	33.4	20.1	20.6
Miscellaneous Government	0.0	0.0	3.0	0.0	0.0	0.0	0.0	12.6	0.0	2.1	9.5	5.6
Other	0.2	0.1	0.1	0.5	0.1	0.0	0.0	0.1	0.1	0.1	0.0	0.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: San Francisco Planning Department  
California Employment Development Department

**TABLE 3.4.1**
**EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT AND ESTABLISHMENTS SIZE CLASS  
1996**
**Number of Employees**

DISTRICT	1-19	20-99	100-499	500+	TOTAL
Bay View	4,321	5,718	3,289	12,736	26,064
Civic Center	4,671	5,414	4,191	7,990	22,266
Financial	25,565	35,424	44,790	49,416	155,195
Mission	3,924	3,066	1,407		8,397
North Beach	4,853	5,868	4,258	1,037	16,016
North Central	8,210	5,495	2,381	3,353	19,439
North West	5,072	3,840	1,026	12,000	21,938
SOMA	14,477	21,787	16,950	12,050	67,264
South West	11,241	6,936	3,968	31,828	53,973
Van Ness	5,058	4,345	3,571	2,450	15,424
Other	153	104	300		557
<b>TOTAL</b>	<b>87,545</b>	<b>97,997</b>	<b>88,131</b>	<b>132,860</b>	<b>406,533</b>

**Percentage Distribution by Size Class**

DISTRICT	1-19	20-99	100-499	500+	TOTAL
Bay View	16.6	21.9	12.6	48.9	100.0
Civic Center	21.0	24.3	18.8	35.9	100.0
Financial	16.5	22.8	28.9	31.8	100.0
Mission	46.7	36.5	16.8	0.0	100.0
North Beach	30.3	36.6	26.6	6.5	100.0
North Central	42.2	28.3	12.2	17.2	100.0
North West	23.1	17.5	4.7	54.7	100.0
SOMA	21.5	32.4	28.2	17.9	100.0
South West	20.8	12.9	7.4	59.0	100.0
Van Ness	32.8	28.2	23.2	15.9	100.0
Other	27.5	18.7	53.9	0.0	100.0
<b>TOTAL</b>	<b>21.5</b>	<b>24.1</b>	<b>21.7</b>	<b>32.7</b>	<b>100.0</b>

**Percentage Distribution by C&I District**

DISTRICT	1-19	20-99	100-499	500+	TOTAL
Bay View	4.9	5.8	3.7	9.6	6.4
Civic Center	5.3	5.5	4.8	6.0	5.5
Financial	29.2	36.1	50.8	37.2	38.2
Mission	4.5	3.1	1.6	0.0	2.1
North Beach	5.5	6.0	4.8	0.8	3.9
North Central	9.4	5.6	2.7	2.5	4.8
North West	5.8	3.9	1.2	9.0	5.4
SOMA	16.5	22.2	21.5	9.1	16.5
South West	12.8	7.1	4.5	24.0	13.3
Van Ness	5.8	4.4	4.1	1.8	3.8
Other	0.2	0.1	0.3	0.0	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Note: Category (1-19) includes self employed, and employees associated with a residential establishment such as rental apartment buildings

Source: San Francisco Planning Department  
California Employment Development Department





## 4.0

# ESTABLISHMENTS

Chapter 4.0 provides information on the number and distribution of business establishments located in San Francisco. The information is based on 1996 data from the Office of the Tax Collector, City and County of San Francisco. Prior to 1995, San Francisco business establishments were reported using data from the Bureau of the Census, County Business Patterns; therefore the reported number of establishments in the 1995 and 1996 inventories are not directly comparable to those in previous inventories.

In this chapter, San Francisco business establishments are presented by Land Use Activity and by Commerce and Industry District (C&I). For a detailed explanation of the Land Use Activity classification and C&I Districts, refer to the Introduction, Data Formats section.

The Tax Collector's data presented in this chapter reports the number of locations in San Francisco where business is conducted or where services or industrial operations are performed. A single company or owner may conduct operations or services at multiple locations, all of which are included in these data.

These data are derived from business tax statements filed by businesses located in San Francisco. San Francisco business tax is a tax on the gross receipts of businesses located in San Francisco. The gross receipts of a business is the total amount charged or received for all sales of goods or services performed.

These data were gathered based on principal business code and ownership type, which were translated into Standard Industrial Classification (SIC) codes and Land Use Activity. Not included in these data are San Francisco businesses that are exempt from paying local business tax. All banks and insurance companies, government agencies, and various non-profit organizations are exempt from local business tax, and therefore are not included in these data. Also not included are businesses that are required to, but have not filed taxes.

Section 4.1 shows the number and distribution of San Francisco business establishments cross-tabulated by Land Use Activity and C&I District. The Land Use Activity classification Residential is included in Table 4.1.1. For the purpose of this chapter this classification consists of rental apartment buildings over three units. The tables in Section 4.2 show establishments in more detail. Each table represents the following four Land Use Activities: Office, Retail, Industrial, and Cultural/Institutional. Within each table, San Francisco establishments are presented by industry groups and by C&I District. The industry groups are classified by SIC codes at the two-digit level. All tables show the number of establishments, percentage distribution by C&I District, and percentage distribution by industry. Lastly, Section 4.3 contains a table of the number of establishments in each Commerce and Industry district, according to the number of employees in that firm. The results illustrate a major presence of small businesses in San Francisco.

TABLE 4.1.1

## ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY

1996

## Number of Establishments

C&I District	Office	Retail	Industrial	Hotel	Cultural/Institutional	Residential	TOTAL
Bay View	421	411	665	10	49	243	1,799
Civic Center	644	963	219	214	210	489	2,739
Financial	4467	2140	687	272	484	1065	9,115
Mission	788	1136	392	45	215	1068	3,644
North Beach	613	1016	186	91	131	908	2,945
North Central	1512	1735	395	108	674	2474	6,898
North West	1066	1198	553	44	517	1729	5,107
SOMA	1933	1850	1328	119	163	1143	6,536
South West	2948	3171	1756	137	742	2550	11,304
Van Ness	781	1117	217	126	275	1353	3,869
Other	15	20	11	1	4	6	57
TOTAL	15,188	14,757	6,409	1,167	3,464	13,028	54,013

## Percentage Distribution by Land Use Activity

C&I District	Office	Retail	Industrial	Hotel	Cultural/Institutional	Residential	TOTAL
Bay View	2.8	2.8	10.4	0.9	1.4	1.9	3.3
Civic Center	4.2	6.5	3.4	18.3	6.1	3.8	5.1
Financial	29.4	14.5	10.7	23.3	14.0	8.2	16.9
Mission	5.2	7.7	6.1	3.9	6.2	8.2	6.7
North Beach	4.0	6.9	2.9	7.8	3.8	7.0	5.5
North Central	10.0	11.8	6.2	9.3	19.5	19.0	12.8
North West	7.0	8.1	8.6	3.8	14.9	13.3	9.5
SOMA	12.7	12.5	20.7	10.2	4.7	8.8	12.1
South West	19.4	21.5	27.4	11.7	21.4	19.6	20.9
Van Ness	5.1	7.6	3.4	10.8	7.9	10.4	7.2
Other	0.1	0.1	0.2	0.1	0.1	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Distribution by C&amp;I District

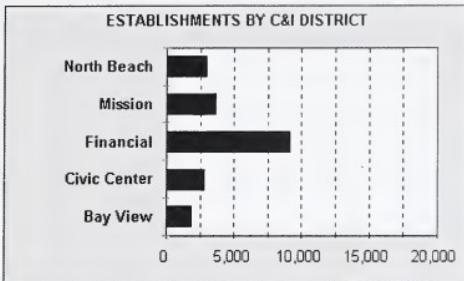
C&I District	Office	Retail	Industrial	Hotel	Cultural/Institutional	Residential	TOTAL
Bay View	23.4	22.8	37.0	0.6	2.7	13.5	100.0
Civic Center	23.5	35.2	8.0	7.8	7.7	17.9	100.0
Financial	49.0	23.5	7.5	3.0	5.3	11.7	100.0
Mission	21.6	31.2	10.8	1.2	5.9	29.3	100.0
North Beach	20.8	34.5	6.3	3.1	4.4	30.8	100.0
North Central	21.9	25.2	5.7	1.6	9.8	35.9	100.0
North West	20.9	23.5	10.8	0.9	10.1	33.9	100.0
SOMA	29.6	26.3	20.3	1.8	2.5	17.5	100.0
South West	26.1	28.1	15.5	1.2	6.6	22.6	100.0
Van Ness	20.2	28.9	5.6	3.3	7.1	35.0	100.0
Other	26.3	35.1	19.3	1.8	7.0	10.5	100.0
TOTAL	28.1	27.3	11.9	2.2	6.4	24.1	100.0

Note: This table does not include SIC 99 establishments which are "non-classifiable," as well as those establishments which have not been assigned an SIC code by the Tax Collector. Total number of establishments omitted from this table is 476.

Residential Land Use, here, includes rental apartment building with more than three units

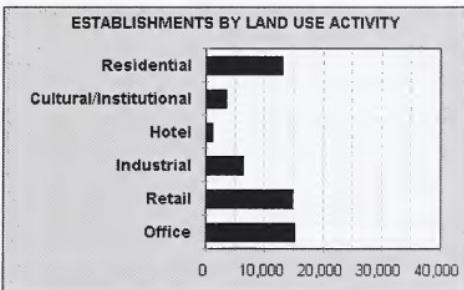
Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector

**ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT, 1996**  
Number of Establishments



Note: A large portion of contractors report place of residence as place of work.

**ESTABLISHMENTS BY LAND USE ACTIVITY, 1996**  
Number of Establishments



**GRAPH 4.1.2.A**

**GRAPH 4.1.2.B**

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector

TABLE 4.2.1

## OFFICE ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND INDUSTRY GROUP

1996

## Number of Establishments

C&I District	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	TOTAL
Bay View	1	5	8	349	5	12	41	421
Civic Center	0	1	6	440	102	10	85	644
Financial	6	18	428	2,228	1,008	253	526	4,467
Mission	2	2	9	638	19	12	106	788
North Beach	0	1	28	405	52	29	98	613
North Central	8	4	32	1,092	61	15	300	1,512
North West	4	4	32	801	26	11	188	1,066
SOMA	4	14	52	1,435	57	101	270	1,933
South West	17	12	74	2,197	70	43	535	2,948
Van Ness	3	1	32	514	68	25	138	781
Other				1	9	2	3	15
TOTAL	45	62	702	10,108	1,470	511	2,290	15,188

## Percentage Distribution by Industry Group

C&I District	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	TOTAL
Bay View	2.2	8.1	1.1	3.5	0.3	2.3	1.8	2.8
Civic Center	0.0	1.6	0.9	4.4	6.9	2.0	3.7	4.2
Financial	13.3	29.0	61.0	22.0	68.6	49.5	23.0	29.4
Mission	4.4	3.2	1.3	6.3	1.3	2.3	4.6	5.2
North Beach	0.0	1.6	4.0	4.0	3.5	5.7	4.3	4.0
North Central	17.8	6.5	4.6	10.8	4.1	2.9	13.1	10.0
North West	8.9	6.5	4.6	7.9	1.8	2.2	8.2	7.0
SOMA	8.9	22.6	7.4	14.2	3.9	19.8	11.8	12.7
South West	37.8	19.4	10.5	21.7	4.8	8.4	23.4	19.4
Van Ness	6.7	1.6	4.6	5.1	4.6	4.9	6.0	5.1
Other	0.0	0.0	0.1	0.1	0.1	0.0	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Distribution by C&amp;I District

C&I District	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	TOTAL
Bay View	0.2	1.2	1.9	82.9	1.2	2.9	9.7	100.0
Civic Center	0.0	0.2	0.9	68.3	15.8	1.6	13.2	100.0
Financial	0.1	0.4	9.6	49.9	22.6	5.7	11.8	100.0
Mission	0.3	0.3	1.1	81.0	2.4	1.5	13.5	100.0
North Beach	0.0	0.2	4.6	66.1	8.5	4.7	16.0	100.0
North Central	0.5	0.3	2.1	72.2	4.0	1.0	19.8	100.0
North West	0.4	0.4	3.0	75.1	2.4	1.0	17.6	100.0
SOMA	0.2	0.7	2.7	74.2	2.9	5.2	14.0	100.0
South West	0.6	0.4	2.5	74.5	2.4	1.5	18.1	100.0
Van Ness	0.4	0.1	4.1	65.8	8.7	3.2	17.7	100.0
Other	0.0	0.0	6.7	60.0	13.3	0.0	20.0	100.0
TOTAL	0.3	0.4	4.6	66.6	9.7	3.4	15.1	100.0

## Key to Industry Groups:

Agriculture/Mining:	0.1	Legal Services: 81
Transportation Services:	47	Engineering/Architecture: 871
Fire, Insurance, Real Estate:	60-64, 67	Management: 874
Business Services:	73	Accounting/Research: 872-873, 89

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector

**RETAIL ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND INDUSTRY GROUP  
1996  
Number of Establishments**

**TABLE 4.2.2**

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	21	195	29	7	46	52	46	15	411
Civic Center	29	378	52	36	237	150	76	5	963
Financial	84	866	95	122	428	370	168	7	2,140
Mission	39	398	138	31	220	226	59	25	1,136
North Beach	53	415	100	51	228	112	54	3	1,016
North Central	60	674	138	88	335	376	50	14	1,735
North West	55	482	94	27	212	279	31	18	1,198
SOMA	75	798	76	81	295	222	265	38	1,850
South West	139	1,260	263	92	503	760	91	63	3,171
Van Ness	33	409	90	25	221	225	105	9	1,117
Other					6	1		1	20
<b>TOTAL</b>	<b>588</b>	<b>5,887</b>	<b>1,075</b>	<b>560</b>	<b>2,731</b>	<b>2,773</b>	<b>945</b>	<b>198</b>	<b>14,757</b>

**Percentage Distribution by Industry Group**

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	3.6	3.3	2.7	1.3	1.7	1.9	4.9	7.6	2.8
Civic Center	4.9	6.4	4.8	6.4	8.7	5.4	8.0	2.5	6.5
Financial	14.3	14.7	8.8	21.8	15.7	13.3	17.8	3.5	14.5
Mission	6.6	6.8	12.8	5.5	8.1	8.2	6.2	12.6	7.7
North Beach	9.0	7.0	9.3	9.1	8.3	4.0	5.7	1.5	6.9
North Central	10.2	11.4	12.8	15.7	12.3	13.6	5.3	7.1	11.8
North West	9.4	8.2	8.7	4.8	7.8	10.1	3.3	9.1	8.1
SOMA	12.8	13.6	7.1	14.5	10.8	8.0	28.0	19.2	12.5
South West	23.6	21.4	24.5	16.4	18.4	27.4	9.6	31.8	21.5
Van Ness	5.6	6.9	8.4	4.5	8.1	8.1	11.1	4.5	7.6
Other					0.2	0.0		0.5	0.1
<b>TOTAL</b>	<b>100.0</b>								

**Percentage Distribution by C&I District**

C&I District	53	52,55,57,59	54	56	58	72	75	76	TOTAL
Bay View	5.1	47.4	7.1	1.7	11.2	12.7	11.2	3.6	100.0
Civic Center	3.0	39.3	5.4	3.7	24.6	15.6	7.9	0.5	100.0
Financial	3.9	40.5	4.4	5.7	20.0	17.3	7.9	0.3	100.0
Mission	3.4	35.0	12.1	2.7	19.4	19.9	5.2	2.2	100.0
North Beach	5.2	40.8	9.8	5.0	22.4	11.0	5.3	0.3	100.0
North Central	3.5	38.8	8.0	5.1	19.3	21.7	2.9	0.8	100.0
North West	4.6	40.2	7.8	2.3	17.7	23.3	2.6	1.5	100.0
SOMA	4.1	43.1	4.1	4.4	15.9	12.0	14.3	2.1	100.0
South West	4.4	39.7	8.3	2.9	15.9	24.0	2.9	2.0	100.0
Van Ness	3.0	36.6	8.1	2.2	19.8	20.1	9.4	0.8	100.0
Other					30.0	5.0		5.0	100.0
<b>TOTAL</b>	<b>4.0</b>	<b>39.9</b>	<b>7.3</b>	<b>3.8</b>	<b>18.5</b>	<b>18.8</b>	<b>6.4</b>	<b>1.3</b>	<b>100.0</b>

**Key to Industry Groups:**

Department Stores: 53	Other Retail Stores: 52,55,57,59
Food Stores: 54	Personal Services: 72
Apparel Stores: 56	Auto Repair & Auto Parking: 75
Eating & Drinking: 58	Misc. Repair Services: 76

TABLE 4.2.3

INDUSTRIAL ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT AND INDUSTRY GROUP  
1996

## Number of Establishments

C&I District	Construction	Food	Apparel	Print/Pub.	Other	Transportation	Wholesale	TOTAL
Bay View	243	12	1	8	54	57	290	665
Civic Center	32	9	4	1	32	21	120	219
Financial	67	11	9	21	69	115	395	687
Mission	179	8	6	8	41	17	133	392
North Beach	42	10	9	4	5	16	100	186
North Central	126	9	6	4	27	23	200	395
North West	227	12	2	8	42	13	249	553
SOMA	240	14	31	17	164	86	776	1,328
South West	927	16	13	8	105	58	629	1,756
Van Ness	48	6	4	2	19	20	118	217
Other	6				2		3	11
<b>TOTAL</b>	<b>2,137</b>	<b>107</b>	<b>85</b>	<b>81</b>	<b>560</b>	<b>426</b>	<b>3,013</b>	<b>6,409</b>

## Percentage Distribution by Industry Group

C&I District	Construction	Food	Apparel	Print/Pub.	Other	Transportation	Wholesale	TOTAL
Bay View	11.4	11.2	1.2	9.9	9.6	13.4	9.6	10.4
Civic Center	1.5	8.4	4.7	1.2	5.7	4.9	4.0	3.4
Financial	3.1	10.3	10.6	25.9	12.3	27.0	13.1	10.7
Mission	8.4	7.5	7.1	9.9	7.3	4.0	4.4	6.1
North Beach	2.0	9.3	10.6	4.9	0.9	3.8	3.3	2.9
North Central	5.9	8.4	7.1	4.9	4.8	5.4	6.6	6.2
North West	10.6	11.2	2.4	9.9	7.5	3.1	8.3	8.6
SOMA	11.2	13.1	36.5	21.0	29.3	20.2	25.8	20.7
South West	43.4	15.0	15.3	9.9	18.8	13.6	20.9	27.4
Van Ness	2.2	5.6	4.7	2.5	3.4	4.7	3.9	3.4
Other	0.3				0.4		0.1	0.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Distribution by C&amp;I District

C&I District	Construction	Food	Apparel	Print/Pub.	Other	Transportation	Wholesale	TOTAL
Bay View	36.5	1.8	0.2	1.2	8.1	8.6	43.6	100.00
Civic Center	14.6	4.1	1.8	0.5	14.6	9.6	54.8	100.00
Financial	9.8	1.6	1.3	3.1	10.0	16.7	57.5	100.00
Mission	45.7	2.0	1.5	2.0	10.5	4.3	33.9	100.00
North Beach	22.6	5.4	4.8	2.2	2.7	8.6	53.8	100.00
North Central	31.9	2.3	1.5	1.0	6.8	5.8	50.6	100.00
North West	41.0	2.2	0.4	1.4	7.6	2.4	45.0	100.00
SOMA	18.1	1.1	2.3	1.3	12.3	6.5	58.4	100.00
South West	52.8	0.9	0.7	0.5	6.0	3.3	35.8	100.00
Van Ness	22.1	2.8	1.8	0.9	8.8	9.2	54.4	100.00
Other	54.5				18.2		27.3	100.00
<b>TOTAL</b>	<b>33.34</b>	<b>1.67</b>	<b>1.33</b>	<b>1.26</b>	<b>8.74</b>	<b>6.65</b>	<b>47.01</b>	<b>100.00</b>

## Key to Industry Groups:

Construction:	15-17	Transportation:	40-42, 44-45
Food Manufacturing:	20	Communication:	48
Apparel Manufacturing:	23	Public Utilities:	43,46,48,49
Printing and Publishing:	27	Wholesale Trade:	50, 51
Other Manufacturing:	22, 24-26, 28-39		

Note: A large portion of contractors report place of residence as place of work.

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector

CULTURAL/INSTITUTIONAL ESTABLISHMENTS BY COMMERCE AND INDUSTRY GROUP  
1996  
Number of Establishments

TABLE 4.2.4

C&I District	Motion Picture	Amusement & Recreation	Health Services	Education	Social Svcs.	Membership Organizations	TOTAL
Bay View	7	18	12	5	6	1	49
Civic Center	20	22	149	15	4		210
Financial	18	34	377	42	11	2	484
Mission	18	29	143	15	10		215
North Beach	24	34	65	4	3	1	131
North Central	35	67	507	23	42		674
North West	20	27	394	38	38		517
SOMA	35	51	47	23	5	2	163
South West	58	91	488	58	45	2	742
Van Ness	21	23	199	12	18	2	275
Other			4				4
TOTAL	256	396	2,385	235	182	10	3,464

Percentage Distribution by Industry Group

C&I District	Motion Picture	Amusement & Recreation	Health Services	Education	Social Svcs.	Membership Organizations	TOTAL
Bay View	2.7	4.5	0.5	2.1	3.3	10.0	1.4
Civic Center	7.8	5.6	6.2	6.4	2.2	0.0	6.1
Financial	7.0	8.6	15.8	17.9	6.0	20.0	14.0
Mission	7.0	7.3	6.0	6.4	5.5	0.0	6.2
North Beach	9.4	8.6	2.7	1.7	1.6	10.0	3.8
North Central	13.7	16.9	21.3	9.8	23.1	0.0	19.5
North West	7.8	6.8	16.5	16.2	20.9	0.0	14.9
SOMA	13.7	12.9	2.0	9.8	2.7	20.0	4.7
South West	22.7	23.0	20.5	24.7	24.7	20.0	21.4
Van Ness	8.2	5.8	8.3	5.1	9.9	20.0	7.9
Other	0.0	0.0	0.2	0.0	0.0	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by C&I District

C&I District	Motion Picture	Amusement & Recreation	Health Services	Education	Social Svcs.	Membership Organizations	TOTAL
Bay View	14.3	36.7	24.5	10.2	12.2	2.0	100.0
Civic Center	9.5	10.5	71.0	7.1	1.9	0.0	100.0
Financial	3.7	7.0	77.9	8.7	2.3	0.4	100.0
Mission	8.4	13.5	66.5	7.0	4.7	0.0	100.0
North Beach	18.3	26.0	49.6	3.1	2.3	0.8	100.0
North Central	5.2	9.9	75.2	3.4	6.2	0.0	100.0
North West	3.9	5.2	76.2	7.4	7.4	0.0	100.0
SOMA	21.5	31.3	28.8	14.1	3.1	1.2	100.0
South West	7.8	12.3	65.8	7.8	6.1	0.3	100.0
Van Ness	7.6	8.4	72.4	4.4	6.5	0.7	100.0
Other	0.0	0.0	100.0	0.0	0.0	0.0	100.0
TOTAL	7.4	11.4	68.9	6.8	5.3	0.3	100.0

Key to Industry Groups:

Motion Picture:	78	Social Services:	83
Amusement & Recreation:	79	Museums:	84
Health Services:	80	Membership Organizations:	85
Educational Services:	82		

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector

**TABLE 4.3.1**

## EMPLOYMENT BY COMMERCE AND INDUSTRY DISTRICT AND ESTABLISHMENT SIZE CLASS

1996

## Number of Establishments by Size Class

DISTRICT	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bay View	1,075	184	163	111	36	21	1	1	2	1,594
Civic Center	1,883	228	126	104	33	10	8	4	1	2,397
Financial	5,432	1,208	849	621	242	162	55	24	14	8,607
Mission	2,331	177	101	65	16	10	0	0	0	2,700
North Beach	1,632	232	147	108	38	17	5	0	1	2,180
North Central	4,064	390	221	124	29	10	2	2	1	4,843
North West	3,100	238	131	74	23	4	1	0	2	3,573
SOMA	3,812	702	467	389	151	81	22	5	5	5,634
South West	8,184	546	256	155	39	16	4	0	2	9,203
Van Ness	2,351	219	135	88	24	10	7	1	1	2,836
Other	44	8	5	3	0	2	0	0	0	62
<b>TOTAL</b>	<b>33,908</b>	<b>4,132</b>	<b>2,601</b>	<b>1,842</b>	<b>631</b>	<b>343</b>	<b>106</b>	<b>37</b>	<b>30</b>	<b>43,629</b>

## Percentage distribution by Size Class

DISTRICT	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bay View	67.4	11.5	10.2	7.0	2.3	1.3	0.1	0.1	0.1	100.0
Civic Center	78.6	9.5	5.3	4.3	1.4	0.4	0.3	0.2	0.0	100.0
Financial	63.1	14.0	9.9	7.2	2.8	1.9	0.6	0.3	0.2	100.0
Mission	86.3	6.6	3.7	2.4	0.6	0.4	0.0	0.0	0.0	100.0
North Beach	74.9	10.6	6.7	5.0	1.7	0.8	0.2	0.0	0.0	100.0
North Central	83.9	8.1	4.6	2.6	0.6	0.2	0.0	0.0	0.0	100.0
North West	86.8	6.7	3.7	2.1	0.6	0.1	0.0	0.0	0.1	100.0
SOMA	67.7	12.5	8.3	6.9	2.7	1.4	0.4	0.1	0.1	100.0
South West	88.9	5.9	2.8	1.7	0.4	0.2	0.0	0.0	0.0	100.0
Van Ness	82.9	7.7	4.8	3.1	0.8	0.4	0.2	0.0	0.0	100.0
Other	71.0	12.9	8.1	4.8	0.0	3.2	0.0	0.0	0.0	100.0
<b>TOTAL</b>	<b>77.7</b>	<b>9.5</b>	<b>6.0</b>	<b>4.2</b>	<b>1.4</b>	<b>0.8</b>	<b>0.2</b>	<b>0.1</b>	<b>0.1</b>	<b>100.0</b>

## Percentage Distribution by C&amp;I District

DISTRICT	0-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bay View	3.2	4.5	6.3	6.0	5.7	6.1	1.0	2.7	6.7	3.7
Civic Center	5.6	5.5	4.8	5.6	5.2	2.9	7.6	10.8	3.3	5.5
Financial	16.0	29.2	32.6	33.7	36.4	47.2	52.4	64.9	46.7	19.7
Mission	6.9	4.3	3.9	3.5	2.5	2.9	0.0	0.0	0.0	6.2
North Beach	4.8	5.6	5.7	5.9	6.0	5.0	4.8	0.0	3.3	5.0
North Central	12.0	9.4	8.5	6.7	4.6	2.9	1.9	5.4	3.3	11.1
North West	9.1	5.8	5.0	4.0	3.6	1.2	1.0	0.0	6.7	8.2
SOMA	11.2	17.0	18.0	21.1	23.9	23.6	21.0	13.5	16.7	12.9
South West	24.1	13.2	9.8	8.4	6.2	4.7	3.8	0.0	10.0	21.1
Van Ness	6.9	5.3	5.2	4.8	3.8	2.9	6.7	2.7	3.3	6.5
Other	0.1	0.2	0.2	0.2	0.0	0.6	0.0	0.0	0.0	0.1
<b>TOTAL</b>	<b>100.0</b>									

Note:

Category [0-4] includes self employed, and businesses run by a sole proprietor  
 It does not include the residential properties which pay business tax but have no employees.

Source: San Francisco Planning Department  
 San Francisco Office of the Tax Collector





The following chapter presents information about trends in money transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic prosperity in monetary terms. The chapter is divided into four sections, each relating to a key source of revenue in the city's economy such as retail sales, permits, annual wages, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1983 to 1996, using data supplied by the California Employment Development Department. Section 5.2 reports trends in San Francisco's taxable retail sales and sales tax permits from 1985 to 1996. Section 5.3 reports city government revenues and expenditures from fiscal year 1985/86 to fiscal year 1995/96. Finally, section 5.4 reports businesses' gross receipts by Land Use Activity and C&I District for 1996, using data provided by the San Francisco Office of the Tax Collector. The tables in each section report each indicator's quantity in specific units, annual percentage distribution, and percentage change.

The data are presented, where possible, by Land Use Activity and by Commerce and Industry Districts (C&I). For a detailed explanation of the Land Use Activity classification system and C&I Districts, refer to the Data Formats section of the Introduction.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments were made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments were made dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics, where 1982-84 is designated as the reference year.

### 5.1 WAGES BY LAND USE ACTIVITY, 1983 TO 1996

Section 5.1 describes total annual earnings received by persons for work in San Francisco, by Land Use Activity, from 1983 to 1996. This includes workers who commute into the city and San Francisco residents employed in the city. The measure of total annual wages is prepared by the California Employment Development Department (EDD). It includes each employee's total salaries and wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data.

This section complements Chapter 3, Employment. The employment and wage data in this inventory are derived from the same source, and both data sets are organized by Land Use Activity. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

**TABLE 5.1.1****TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1983-1996****Current Millions of Dollars**

Land Use Activity	Office	Retail	Industrial	Hotel	Institutional	Cultural/ Institutional	Goverment	Other	TOTAL
1983	4814	1089	4052	186	1613	868	6	12,627	
1984	5074	1179	4221	215	1709	921	17	13,336	
1985	5410	1276	4385	224	1887	1004	14	14,199	
1986	6019	1352	4374	240	2018	1005	29	15,038	
1987	6454	1405	4367	273	2197	1055	32	15,784	
1988	7665	1453	4412	303	2288	1089	29	17,239	
1989	7906	1502	4403	299	2447	1164	45	17,765	
1990	8614	1563	4540	343	2720	1247	37	19,063	
1991	8096	1598	4469	375	3006	1383	26	18,952	
1992	8432	1570	4492	351	2778	2009	38	19,669	
1993	8882	1599	4550	381	3229	1384	38	20,063	
1994	8696	1625	4520	395	3297	1416	44	19,992	
1995	8530	1628	4873	418	3481	1546	47	20,431	
1996	9415	1681	4879	434	3553	1488	11	21,462	

Source: San Francisco Planning Department  
California Employment Development Department

TABLE 5.1.2

## TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1983-1996

## Constant Millions of Dollars

Adjusted for inflation (PI-U, 1982-84=100)

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional		Other	TOTAL
					Government	Other		
1983	4,892	1,107	4,118	189	1,639	882	6	12,832
1984	4,879	1,133	4,059	206	1,644	886	16	12,823
1985	4,991	1,177	4,045	207	1,740	926	13	13,099
1986	5,394	1,212	3,919	215	1,809	901	26	13,475
1987	5,593	1,217	3,784	237	1,904	915	28	13,677
1988	6,361	1,206	3,662	251	1,899	904	24	14,306
1989	6,255	1,186	3,483	237	1,936	921	36	14,054
1990	6,521	1,183	3,437	260	2,059	944	28	14,431
1991	5,871	1,159	3,241	272	2,180	1,003	19	13,743
1992	5,917	1,102	3,153	245	1,949	1,410	28	13,803
1993	6,071	1,093	3,110	261	2,207	946	26	13,713
1994	5,848	1,093	3,039	265	2,217	952	30	13,445
1995	5,627	1,074	3,214	276	2,296	1,020	31	13,477
1996	6,154	1,099	3,189	284	2,322	973	7	14,028

## Annual Percentage Distribution by Land Use Activity

Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional		Other	TOTAL
					Government	Other		
1983	38.1	8.6	32.1	1.5	12.8	6.9	0.0	100.0
1984	38.0	8.8	31.7	1.6	12.8	6.9	0.1	100.0
1985	38.1	9.0	30.9	1.6	13.3	7.1	0.1	100.0
1986	40.0	9.0	29.1	1.6	13.4	6.7	0.2	100.0
1987	40.9	8.9	27.7	1.7	13.9	6.7	0.2	100.0
1988	44.5	8.4	25.6	1.8	13.3	6.3	0.2	100.0
1989	44.5	8.5	24.8	1.7	13.8	6.6	0.3	100.0
1990	45.2	8.2	23.8	1.8	14.3	6.5	0.2	100.0
1991	42.7	8.4	23.6	2.0	15.9	7.3	0.1	100.0
1992	42.9	8.0	22.8	1.8	14.1	10.2	0.2	100.0
1993	44.3	8.0	22.7	1.9	16.1	6.9	0.2	100.0
1994	43.5	8.1	22.6	2.0	16.5	7.1	0.2	100.0
1995	41.7	8.0	23.9	2.0	17.0	7.6	0.2	100.0
1996	43.9	7.8	22.7	2.0	16.6	6.9	0.1	100.0

## Percentage Change by Land Use Activity

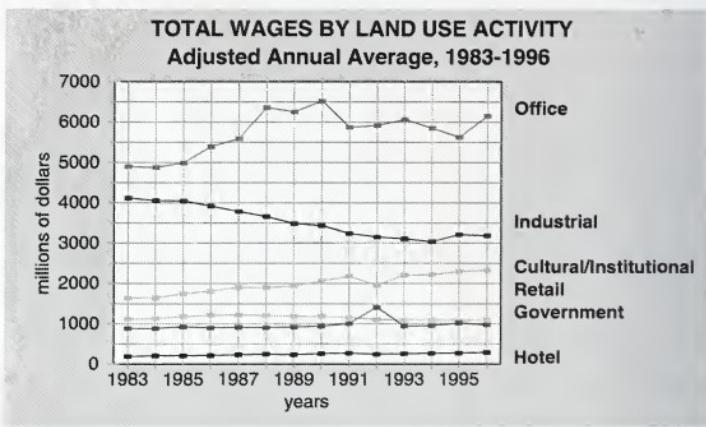
Year	Office	Retail	Industrial	Hotel	Cultural/ Institutional		Other	TOTAL
					Government	Other		
1983-84	-0.26	2.40	-1.45	9.20	0.29	0.44	192.53	-0.07
1984-85	2.30	3.85	-0.34	0.10	5.88	4.54	-20.13	2.15
1985-86	8.06	2.98	-3.11	4.30	3.92	-2.70	95.50	2.87
1986-87	3.69	0.46	-3.44	9.80	5.27	1.51	9.60	1.50
1987-88	13.75	-0.95	-3.25	6.16	-0.28	-1.20	-13.98	4.60
1988-89	-1.68	-1.49	-4.87	-5.81	1.96	1.89	47.84	-1.76
1989-90	4.25	-0.40	-1.33	9.92	6.37	2.51	-21.90	2.68
1990-91	-9.96	-2.08	-5.70	4.48	5.86	6.24	-32.37	-4.77
1991-92	0.79	-4.89	-2.72	-9.43	-10.57	40.59	39.92	0.44
1992-93	2.59	-0.80	-1.35	5.88	13.23	-32.88	-2.20	-0.65
1993-94	-3.67	-0.04	-2.26	1.88	0.44	0.67	14.49	-1.96
1994-95	-3.79	-1.69	5.76	3.96	3.58	7.10	4.80	0.24
1995-1996	9.37	2.29	-0.79	2.85	1.13	-4.63	-76.35	4.08
1990-1995	-13.7	-9.2	-6.5	6.1	11.5	8.1	11.0	-6.6

Source: San Francisco Planning Department  
California Employment Development DepartmentSource: San Francisco Planning Department  
California Employment Development Department

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**GRAPH 5.1.1****TOTAL WAGES BY LAND USE ACTIVITY, 1983-1996****Constant Millions of Dollars**

Adjusted for Inflation, (CPI-U, 1982-84=100)



Source: San Francisco Planning Department  
California Employment Development Department

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## **5.2 TAXABLE SALES AND PERMITS, 1985 TO 1996**

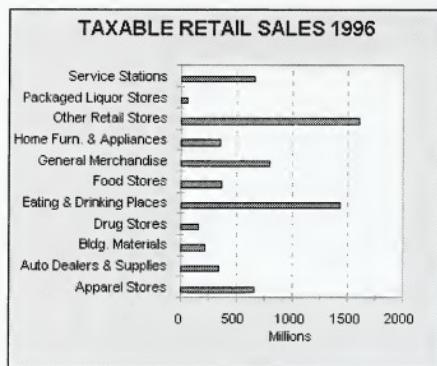
Section 5.2 reports taxable sales in retail stores, and the number of sales tax permits issued for retail stores located in San Francisco, over the period from 1985 to 1995. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE) on a quarterly and annual basis. Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone); public utilities, government agencies, educational institutions, health services, advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly and annual basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits, are excluded from these data.

The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

**GRAPH 5.2.1****TABLE 5.2.1****TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1996**

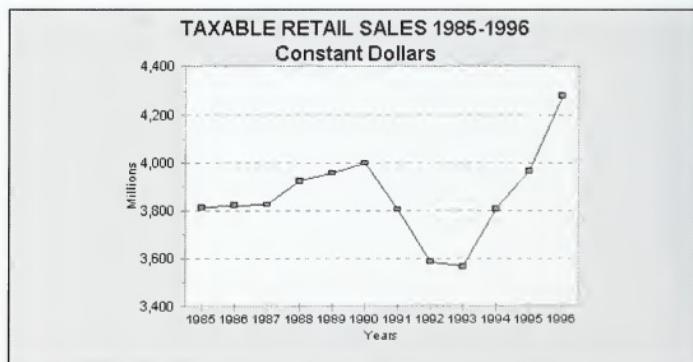
**Current Millions of Dollars**  
(based on 1st, 2nd quarters)



Type of Business	Amount
Service Stations	659
Packaged Liquor Stores	58
Other Retail Stores	1,601
Home Furn. & Appliances	348
General Merchandise	796
Food Stores	363
Eating & Drinking Places	1,438
Drug Stores	160
Bldg. Materials	221
Auto Dealers & Supplies	338
Apparel Stores	655
<b>TOTAL</b>	<b>6,637</b>

**GRAPH 5.2.2****TAXABLE RETAIL SALES 1985-1996**

**Constant Millions of Dollars**  
Adjusted for Inflation (CPI-U, 1982-84=100)



Source: San Francisco Planning Department  
California State Board of Equalization

**TABLE 5.2.2****TAXABLE RETAIL SALES BY BUSINESS TYPE, 1985-1996****Constant Millions of Dollars**

Adjusted for inflation (PI-U, 1982-84=100)

1996 based on 1st, 2nd quarters

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Apparel Stores	391	410	408	394	425	435	435	426	421	441	400	422
Auto Dealers & Supplies	313	319	269	249	229	240	202	124	171	170	192	218
Bldg. Materials	151	167	169	166	165	159	145	131	132	132	130	142
Drug Stores	101	103	104	104	107	105	108	112	100	96	93	103
Eating & Drinking Places	840	830	853	852	836	832	812	797	802	818	825	927
Food Stores	243	244	252	237	232	230	252	266	228	218	212	234
General Merchandise	425	437	442	516	542	507	459	431	431	485	520	513
Home Furn. & Appliances	185	191	168	170	193	202	192	183	184	200	213	224
Other Retail Stores	900	911	936	977	983	1,017	984	901	907	956	967	1,032
Packaged Liquor Stores	55	51	54	49	45	43	39	38	34	32	36	37
Service Stations	209	162	173	211	201	228	178	178	159	260	377	425
<b>TOTAL</b>	<b>3,813</b>	<b>3,822</b>	<b>3,827</b>	<b>3,925</b>	<b>3,958</b>	<b>3,998</b>	<b>3,805</b>	<b>3,588</b>	<b>3,567</b>	<b>3,808</b>	<b>3,965</b>	<b>4,279</b>

**Annual Percentage Distribution By Type of Business**

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Apparel Stores	10.2	10.7	10.6	10.0	10.7	10.9	11.4	11.9	11.8	11.6	10.1	9.9
Auto Dealers & Supplies	8.2	8.4	7.0	6.3	5.8	6.0	5.3	3.4	4.8	4.5	4.8	5.1
Bldg. Materials	3.9	4.4	4.4	4.2	4.2	4.0	3.8	3.7	3.7	3.5	3.3	3.3
Drug Stores	2.6	2.7	2.7	2.7	2.7	2.6	2.8	3.1	2.8	2.5	2.4	2.4
Eating & Drinking Places	22.0	21.7	22.3	21.7	21.1	20.8	21.3	22.2	22.5	21.5	20.8	21.7
Food Stores	6.4	6.4	6.6	6.0	5.9	5.7	6.6	7.4	6.4	5.7	5.3	5.5
General Merchandise	11.1	11.4	11.5	13.2	13.7	12.7	12.1	12.0	12.1	12.7	13.1	12.0
Home Furn. & Appliances	4.9	5.0	4.4	4.3	4.9	5.1	5.1	5.1	5.2	5.2	5.4	5.2
Other Retail Stores	23.6	23.8	24.5	24.9	24.8	25.4	25.8	25.1	25.4	25.1	24.4	24.1
Packaged Liquor Stores	1.4	1.3	1.4	1.2	1.1	1.1	1.0	1.1	1.0	0.8	0.9	0.9
Service Stations	5.5	4.2	4.5	5.4	5.1	5.7	4.7	5.0	4.4	6.8	9.5	9.9
<b>TOTAL</b>	<b>100.0</b>											

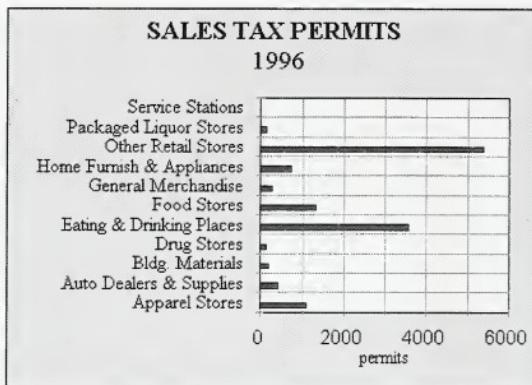
**Percentage Change by Type of Business:**

Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1986-96
Apparel Stores	4.9	-0.5	-3.2	7.7	2.5	-0.2	-2.0	-1.3	4.9	-9.4	5.6	3.1
Auto Dealers & Supplies	2.1	-15.9	-7.4	-8.0	4.9	-15.8	-38.7	37.9	-0.3	12.9	13.4	-31.8
Bldg. Materials	10.6	1.5	-1.6	-0.9	-3.6	-8.8	-9.4	0.3	0.7	-2.2	10.0	-14.5
Drug Stores	1.4	1.2	0.3	2.8	-1.8	2.5	4.0	-10.9	-3.6	-2.8	10.3	0.6
Eating & Drinking Places	-1.3	2.8	-0.1	-1.8	-0.5	-2.4	-1.8	0.5	2.0	0.9	12.3	11.7
Food Stores	0.0	3.6	-6.2	-2.1	-0.7	9.5	5.5	-14.0	-4.6	-2.6	10.3	-3.9
General Merchandise	2.8	1.1	16.9	5.0	-6.5	-9.4	-6.0	-0.1	12.5	7.3	-1.4	17.5
Home Furn. & Appliances	3.1	-12.3	1.3	13.7	4.7	-4.8	-4.7	0.4	8.5	6.5	5.5	17.4
Other Retail Stores	1.2	2.8	4.4	0.6	3.4	-3.3	-8.4	0.7	5.3	1.2	6.7	13.3
Packaged Liquor Stores	-8.3	6.7	-9.7	-7.0	-5.6	-8.0	-3.2	-10.9	-5.1	11.9	3.6	-26.0
Service Stations	-22.8	7.2	21.6	-4.6	13.5	-22.0	0.3	-11.1	64.1	44.7	12.8	163.1
<b>TOTAL</b>	<b>0.2</b>	<b>0.1</b>	<b>2.5</b>	<b>0.8</b>	<b>1.0</b>	<b>-4.8</b>	<b>-5.7</b>	<b>-0.6</b>	<b>6.8</b>	<b>4.1</b>	<b>7.9</b>	<b>12.0</b>

Source: San Francisco Planning Department  
California State Board of Equalization

**GRAPH 5.2.3**

**SALES TAX PERMITS BY TYPE OF BUSINESS**  
Number of Permits issued as of July 1, 1996

**GRAPH 5.2.4**

**SALES TAX PERMITS, 1985-1996**  
Number of Total Annual Permits



Source: San Francisco Planning Department  
California State Board of Equalization

**TABLE 5.2.3**
**SALES TAX PERMITS BY TYPE OF BUSINESS, 1985-1996**  
(As of July 1, 1996)

Number of Permits issued

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Apparel Stores	966	987	1,016	1,040	1,106	1,145	1,161	1,292	1,361	1,306	1,171	1,088
Auto Dealers & Supplies	152	160	154	152	158	153	160	180	202	206	221	398
Bldg. Materials	202	206	211	217	205	208	207	226	223	209	190	182
Drug Stores	156	148	148	151	142	145	142	135	134	130	129	122
Eating & Drinking Places	3,083	3,145	3,140	3,201	3,220	3,191	3,208	3,319	3,397	3,453	3,489	3,566
Food Stores	1,342	1,390	1,395	1,397	1,369	1,367	1,358	1,389	1,373	1,339	1,335	1,313
General Merchandise	186	176	178	169	160	142	125	140	162	191	156	266
Home Furnish & Appliances	668	655	655	623	628	641	683	735	742	767	744	729
Other Retail Stores	3,144	3,179	3,162	3,297	3,422	3,798	4,141	5,372	5,974	6,201	5,755	5,383
Packaged Liquor Stores	165	160	153	147	144	141	136	132	134	129	121	116
Service Stations	235	221	207	193	292	178	161	160	147	136	139	1
<b>TOTAL</b>	<b>10,299</b>	<b>10,427</b>	<b>10,419</b>	<b>10,587</b>	<b>10,846</b>	<b>11,109</b>	<b>11,482</b>	<b>13,080</b>	<b>13,849</b>	<b>14,067</b>	<b>13,450</b>	<b>13,166</b>

## Annual Percentage Distribution by Type of Business

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Apparel Stores	9.4	9.5	9.8	9.8	10.2	10.3	10.1	9.9	9.8	9.3	8.7	8.3
Auto Dealers & Supplies	1.5	1.5	1.5	1.4	1.5	1.4	1.4	1.4	1.5	1.5	1.6	3.0
Bldg. Materials	2.0	2.0	2.0	2.0	1.9	1.9	1.8	1.7	1.6	1.5	1.4	1.4
Drug Stores	1.5	1.4	1.4	1.4	1.3	1.3	1.2	1.0	1.0	0.9	1.0	0.9
Eating & Drinking Places	29.9	30.2	30.1	30.2	29.7	28.7	27.9	25.4	24.5	24.5	25.9	27.1
Food Stores	13.0	13.3	13.4	13.2	12.6	12.3	11.8	10.6	9.9	9.5	9.9	10.0
General Merchandise	1.8	1.7	1.7	1.6	1.5	1.3	1.1	1.1	1.2	1.4	1.2	2.0
Home Furnish & Appliances	6.5	6.3	6.3	5.9	5.8	5.8	5.9	5.6	5.4	5.5	5.5	5.5
Other Retail Stores	30.5	30.5	30.3	31.1	31.6	34.2	36.1	41.1	43.1	44.1	42.8	40.9
Packaged Liquor Stores	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.0	1.0	0.9	0.9	0.9
Service Stations	2.3	2.1	2.0	1.8	2.7	1.6	1.4	1.2	1.1	1.0	1.0	0.0
<b>TOTAL</b>	<b>100.0</b>											

## Percentage Change by Type of Business

Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1985-96
Apparel Stores	2.2	2.9	2.4	6.3	3.5	1.4	11.3	5.3	-4.0	-10.3	-7.1	12.6
Auto Dealers & Supplies	5.3	-3.8	-1.3	3.9	-3.2	4.6	12.5	12.2	2.0	7.3	80.1	161.8
Bldg. Materials	2.0	2.4	2.8	-5.5	1.5	-0.5	9.2	-1.3	-6.3	-9.1	-4.2	-9.9
Drug Stores	-5.1	0.0	2.0	-6.0	2.1	-2.1	-4.9	-0.7	-3.0	-0.8	-5.4	-21.8
Eating & Drinking Places	2.0	-0.2	1.9	0.6	-0.9	0.5	3.5	2.4	1.6	1.0	2.2	15.7
Food Stores	3.6	0.4	0.1	-2.0	-0.1	-0.7	2.3	-1.2	-2.5	-0.3	-1.6	-2.2
General Merchandise	-5.4	1.1	-5.1	-5.3	-11.3	-12.0	12.0	15.7	17.9	-18.3	70.5	43.0
Home Furnish & Appliances	-1.9	0.0	-4.9	0.8	2.1	6.6	7.6	1.0	3.4	-3.0	-2.0	9.1
Other Retail Stores	1.1	-0.5	4.3	3.8	11.0	9.0	29.7	11.2	3.8	-7.2	-6.5	71.2
Packaged Liquor Stores	-3.0	-4.4	-3.9	-2.0	-2.1	-3.5	-2.9	1.5	-3.7	-6.2	-2.5	-28.5
Service Stations	-6.0	-6.3	-6.8	51.3	-39.0	-9.6	-0.6	-8.1	-7.5	2.2	-99.3	-99.6
<b>TOTAL</b>	<b>1.2</b>	<b>-0.1</b>	<b>1.6</b>	<b>2.4</b>	<b>2.4</b>	<b>3.4</b>	<b>13.9</b>	<b>5.9</b>	<b>1.6</b>	<b>-4.4</b>	<b>-2.1</b>	<b>27.8</b>

Source: San Francisco Planning Department  
California State Board of Equalization

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### **5.3 CITY REVENUES AND EXPENDITURES, FISCAL YEARS 1985/1986 TO 1995/1996**

Subsection 5.3 presents San Francisco city government revenues and expenditures from fiscal years 1985/1986 to 1995/1996. The data in this subsection are from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. These data concern the general fund, special revenue funds, and debt service funds. Tables 5.3.1 and 5.3.2 describe general governmental revenues by source. Tables 5.3.3 and 5.3.4 describe general governmental expenditures by major function.

During fiscal year 1995-96, the Office of the Controller underwent a major conversion of its financial accounting management information system and as a result reorganized its accounting and budgeting fund structure. Therefore, city revenues and expenditures reported in this Inventory are not comparable to previous Inventories.

The general fund accounts for resources that are not required to be accounted for in another fund. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds. These are hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds, and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included in these tables are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

In tables 5.3.1 and 5.3.2 general governmental revenues are presented by major source. These are property taxes, business taxes, other local taxes, intergovernmental, licenses, fines, and penalties, interest and investment income, rents and concessions, and charges for services. Table 5.3.1 shows city revenues for fiscal year 1995/96 in thousands of dollars and annual percentage distribution. In tables 5.3.2 they are shown in inflation adjusted thousands of dollars, annual percentage distribution, and percentage change for fiscal years 1985/1986 to 1995/1996.

In tables 5.3.3 and 5.3.4 general governmental expenditures are classified by major function. These include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; and debt service. Table 5.3.3 shows expenditures in thousands of dollars and annual percentage distribution for fiscal year 1995/1996. Table 5.3.4 shows expenditures in inflation adjusted thousands of dollars, annual percentage distribution, and percentage change from fiscal years 1985/1986 to 1995/1996.

**GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1995/1996**  
 Current millions of Dollars

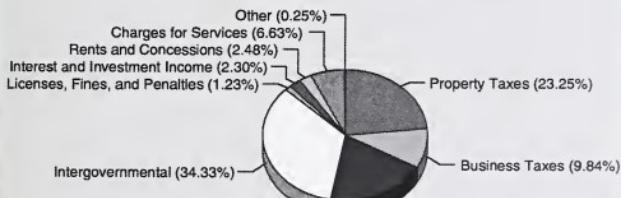
**TABLE 5.3.1**

Revenue Source	Amount	Percentage Distribution
Property Taxes	415	23.2
Business Taxes	176	9.8
Other Local Taxes	352	19.7
Intergovernmental	613	34.3
Licenses, Fines, and Penalties	22	1.2
Interest and Investment Income	41	2.3
Rents and Concessions	44	2.5
Charges for Services	118	6.6
Other	4	0.2
<b>TOTAL</b>	<b>1,785</b>	<b>100.0</b>

**GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1995/1996**  
 Current millions of Dollars

**GRAPH 5.3.1**

**PERCENTAGE DISTRIBUTION  
 FISCAL YEAR 1995/1996**



**TOTAL: 1,785,166**

Source: San Francisco Planning Department  
 Office of the Controller, City and County of San Francisco

**TABLE 5.3.2****GENERAL REVENUES BY SOURCE, FISCAL YEARS 1986-1996**

Adjusted for Inflation (CPI-U, 1982-84=100)

**Constant Millions of Dollars**

Revenue Source	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Property Taxes	294	306	317	324	347	351	363	348	294	281	268
Business Taxes	100	98	100	113	115	114	100	105	110	111	113
Other Local Taxes	166	174	181	182	173	198	191	200	210	215	227
Intergovernmental	279	261	289	287	336	327	379	388	388	402	395
Licenses, Fines, and Penalties	33	34	38	40	38	36	40	36	45	14	14
Interest and Investment Income	33	25	21	24	24	23	21	18	28	28	26
Rents and Concessions	*	*	*	*	*	*	*	*	35	26	29
Charges for Services	71	82	65	64	69	67	68	80	62	76	76
Other	6	8	9	11	10	13	10	11	4	3	3
<b>TOTAL</b>	<b>983</b>	<b>988</b>	<b>1021</b>	<b>1046</b>	<b>1112</b>	<b>1128</b>	<b>1172</b>	<b>1187</b>	<b>1177</b>	<b>1157</b>	<b>1151</b>

**Annual Percentage Distribution**

Revenue Source	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Property Taxes	30.0	30.9	31.1	31.0	31.2	31.1	31.0	29.3	24.9	24.3	23.2
Business Taxes	10.2	9.9	9.8	10.8	10.4	10.1	8.5	8.9	9.4	9.6	9.8
Other Local Taxes	16.9	17.6	17.8	17.4	15.6	17.5	16.3	16.8	17.9	18.6	19.7
Intergovernmental	28.4	26.4	28.3	27.5	30.2	29.0	32.4	32.7	33.0	34.8	34.3
Licenses, Fines, and Penalties	3.4	3.5	3.7	3.8	3.4	3.2	3.4	3.1	3.8	1.2	1.2
Interest and Investment Income	3.4	2.5	2.1	2.3	2.2	2.0	1.8	1.5	2.4	2.4	2.3
Rents and Concessions	*	*	*	*	*	*	*	*	3.0	2.2	2.5
Charges for Services	7.2	8.3	6.4	6.2	6.2	6.0	5.8	6.8	5.3	6.6	6.6
Other	0.6	0.8	0.9	1.1	0.9	1.1	0.9	0.9	0.3	0.3	0.2
<b>TOTAL</b>	<b>100.0</b>										

**Percentage Change**

Revenue Source	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1986-96
Property Taxes	3.8	3.8	2.3	6.8	1.2	3.5	-4.1	-15.7	-4.4	-4.6	-9.1
Business Taxes	-2.0	1.7	13.3	2.1	-1.4	-12.1	5.3	4.8	0.5	2.2	13.2
Other Local Taxes	4.8	4.3	0.2	-4.7	14.0	-3.2	4.5	5.3	2.4	5.3	36.6
Intergovernmental	-6.4	10.7	-0.6	17.0	-2.8	16.2	2.2	0.2	3.6	-1.8	41.7
Licenses, Fines, and Penalties	3.4	10.0	6.4	-4.8	-4.3	8.6	-8.1	22.7	-68.6	1.9	-56.8
Interest and Investment Income	-24.5	-14.9	12.6	-0.2	-4.7	-7.4	-14.3	52.9	0.0	-5.3	-20.9
Rents and Concessions	*	*	*	*	*	*	*	*	-26.6	10.5	*
Charges for Services	15.6	-20.5	-1.1	6.8	-2.2	0.6	18.6	-22.3	22.5	-0.3	7.5
Other	31.9	16.5	16.1	-11.8	29.1	-19.3	10.6	-63.6	-19.0	-13.7	-53.8
<b>TOTAL</b>	<b>0.5</b>	<b>3.3</b>	<b>2.5</b>	<b>6.3</b>	<b>1.5</b>	<b>3.9</b>	<b>1.3</b>	<b>-0.8</b>	<b>-1.7</b>	<b>-0.5</b>	<b>17.1</b>

(1) Financial statements of the City and County of San Francisco are prepared in accordance to fiscal years. Fiscal years end on June 30th of each year. therefore some revenues sources are not comparable over a period of time.

(2) The Office of the Controller, City and County of San Francisco has recently revised its budgeting and reporting system,

\* Not Available

Source: San Francisco Planning Department  
Office of the Controller, City and County of San Francisco

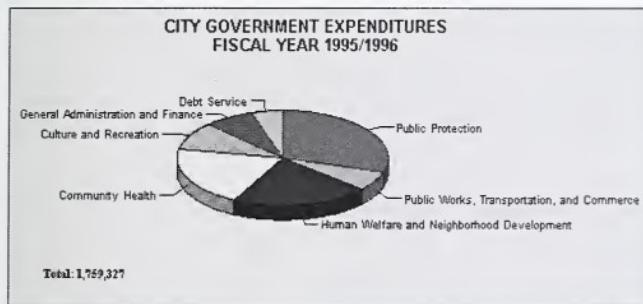
**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1995-1996**  
 Current Millions of Dollars

**TABLE 5.3.3**

Expenditures by Function	Amount	Percentage Distribution
Public Protection	524	29.8
Public Works, Transportation, and Commerce	118	6.7
Human Welfare and Neighborhood Development	373	21.2
Community Health	356	20.2
Culture and Recreation	167	9.5
General Administration and Finance	135	7.6
Debt Service	86	4.9
<b>TOTAL</b>	<b>1,759</b>	<b>100.0</b>

**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1995-1996**

**GRAPH 5.3.2**



Source: San Francisco Planning Department  
 Office of the Controller, City and County of San Francisco

**TABLE 5.3.4****GENERAL GOVERNMENTAL REVENUES BY FUNCTION, FISCAL YEAR 1986-1996****Constant Millions of Dollars**

Adjusted for Inflation (CPI-U, 1982-84=100)

Expenditures by Function	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Public Protection	344	353	339	331	342	343	319	306	320	335	338
Public Works, Transportation, and Commerce	51	57	54	53	57	60	68	75	58	77	76
Human Welfare and Neighborhood Development	190	198	190	186	208	221	222	229	232	250	240
Community Health	101	106	101	105	124	141	163	210	201	229	230
Culture and Recreation	77	83	80	80	89	87	81	80	80	97	108
General Administration and Finance	75	100	96	99	97	107	108	98	93	91	87
Debt Service	23	22	21	25	39	50	45	43	50	53	56
TOTAL	861	919	881	879	956	1,009	1,006	1,041	1,034	1,132	1,134

**Annual Percentage Distribution**

Expenditures by Function	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Public Protection	39.9	38.5	38.5	37.7	35.8	34.0	31.7	29.4	30.9	29.6	29.8
Public Works, Transportation, and Commerce	6.0	6.2	6.2	6.0	6.0	6.0	6.8	7.2	5.6	6.8	6.7
Human Welfare and Neighborhood Development	22.0	21.6	21.6	21.2	21.8	21.9	22.1	22.0	22.4	22.1	21.2
Community Health	11.7	11.5	11.5	11.9	13.0	14.0	16.2	20.2	19.5	20.2	20.2
Culture and Recreation	9.0	9.0	9.0	9.1	9.3	8.6	8.0	7.7	7.7	8.6	9.5
General Administration and Finance	8.7	10.8	10.8	11.3	10.2	10.6	10.8	9.4	9.0	8.0	7.6
Debt Service	2.7	2.4	2.4	2.8	4.1	5.0	4.5	4.1	4.8	4.7	4.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Expenditures by Function	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1986-96
Public Protection	3.0	1.2	-2.2	3.1	0.3	-6.9	-4.0	4.4	4.7	0.9	-1.6
Public Works, Transportation, and Commerce	9.9	2.1	-3.0	9.0	5.0	13.1	9.8	-22.8	32.8	-1.3	49.0
Human Welfare and Neighborhood Development	4.3	1	-2.0	11.9	6.2	0.5	3.2	1.4	7.7	-3.8	26.5
Community Health	4.9	4.4	3.4	18.3	13.9	15.4	29.0	-4.1	14.0	0.2	127.3
Culture and Recreation	7.3	0.9	-0.1	11.4	-1.4	-7.2	-1.3	0.4	21.2	11.3	40.2
General Administration and Finance	33.3	4.9	3.9	-1.7	9.9	1.3	-9.8	-4.5	-2.2	-4.7	15.6
Debt Service	-7.4	20	18.9	57.1	28.6	-9.1	-5.3	16.4	5.4	5.3	141.3
TOTAL	6.7	0.8	-0.2	8.9	5.6	-0.2	3.4	-0.6	9.4	0.2	31.8

(1) Financial statements of the City and County of San Francisco are prepared in accordance to fiscal years. Fiscal years end on June 30th of each year.

Source: San Francisco Planning Department  
Office of the Controller, City and County of San Francisco

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#### **5.4 BUSINESSES' GROSS RECEIPTS, 1996**

Section 5.4 presents information about San Francisco businesses' gross receipts in 1996. Businesses' gross receipts data are provided by the City and County of San Francisco, Office of the Tax Collector. These data are compiled by the Office of the Tax Collector from tax collection forms filed for each registered business. Each business is then classified according to ownership, business class, and principal business code. Not included in these data are government agencies, businesses that have not filed taxes, and businesses that are tax exempt. Banks and insurance companies are exempt from local business tax as well, and thus are not included.

Businesses' gross receipts reported by C&I District may be overstated in a few cases. Each tax form filed for a business must report a specific location in San Francisco, thus when some business owners lacked a specific site, they reported their home address as their business location when filing tax forms. As a result, such businesses are shown to be located within residential neighborhoods. Distortion also occurs when high numbers of industrial businesses are reported in the Financial District, where administrative functions are performed for businesses otherwise engaged in industrial activities.

The data are shown cross-tabulated by Land Use Activity and Commerce and Industry District (C&I), in millions of current dollars. Also shown is the percentage distribution of businesses' gross receipts by Land Use Activity, followed by the percentage distribution of businesses' gross receipts by C&I District.

**TABLE 5.4.1** **BUSINESSES' GROSS RECEIPTS BY COMMERCE AND INDUSTRY DISTRICTS AND LAND USE ACTIVITY, 1996**

**Current Millions of Dollars**

C&I District	Office	Retail	Industrial	Cultural/Institutional	Hotel	TOTAL
Bay View	169	373	1086		73	0 1702
Civic Center	131	410	166		115	435 1257
Financial	8957	2051	1807		280	482 13576
Mission	93	362	235		44	6 740
North Beach	234	515	129		61	96 1034
North Central	148	575	47		282	54 1106
North West	91	450	84		127	5 757
SOMA	1606	1673	1968		90	198 5535
South West	277	1079	345		123	16 1839
Van Ness	116	577	157		96	102 1047
Other	2	2	3		0	0 9
<b>TOTAL</b>	<b>11824</b>	<b>8067</b>	<b>6028</b>		<b>1290</b>	<b>1392 28602</b>

**Annual Percentage Distribution by Land Use Activity**

C&I District	Office	Retail	Industrial	Cultural/Institutional	Hotel	TOTAL
Bay View	1.4	4.6	18.0		5.7	0.0 5.9
Civic Center	1.1	5.1	2.8		8.9	31.2 4.4
Financial	75.8	25.4	30.0		21.7	34.6 47.5
Mission	0.8	4.5	3.9		3.4	0.4 2.6
North Beach	2.0	6.4	2.1		4.7	6.9 3.6
North Central	1.3	7.1	0.8		21.8	3.9 3.9
North West	0.8	5.6	1.4		9.8	0.4 2.6
SOMA	13.6	20.7	32.7		7.0	14.2 19.4
South West	2.3	13.4	5.7		9.5	1.1 6.4
Van Ness	1.0	7.2	2.6		7.4	7.3 3.7
Other	0.0	0.0	0.1		0.0	0.0 0.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>		<b>100.0</b>	<b>100.0 100.0</b>

**Annual Percentage Distribution by Commerce and Industry District**

C&I District	Office	Retail	Industrial	Cultural/Institutional	Hotel	TOTAL
Bay View	9.9	21.9	63.8		4.3	0.0 100.0
Civic Center	10.4	32.6	13.2		9.2	34.6 100.0
Financial	66.0	15.1	13.3		2.1	3.6 100.0
Mission	12.6	48.9	31.7		5.9	0.8 100.0
North Beach	22.6	49.8	12.5		5.9	9.3 100.0
North Central	13.4	52.0	4.3		25.5	4.9 100.0
North West	12.0	59.5	11.2		16.7	0.6 100.0
SOMA	29.0	30.2	35.6		1.6	3.6 100.0
South West	15.0	58.7	18.8		6.7	0.8 100.0
Van Ness	11.1	55.1	15.0		9.1	9.8 100.0
Other	27.7	27.9	38.7		5.7	0.0 100.0
<b>TOTAL</b>	<b>41.3</b>	<b>28.2</b>	<b>21.1</b>		<b>4.5</b>	<b>4.9 100.0</b>

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector





## 6.0

# BUILDING AND LAND USE

The tables and graphs in this Chapter present information about building permit applications, over the period from 1987 to 1996. Building permit applications are filed at The City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number and status of applications is a measure of construction activity in San Francisco. All information for this section was provided by DBI, and has been analyzed and tabulated by Planning Department staff.

The tables and graphs in this chapter are presented in five sections.

**Sections 6.1 and 6.2.** Data are reported by the year that a Certificate of Final Occupancy is issued by DBI, over the period from 1987 to 1996. Such a certificate signifies that construction on a permit issued earlier is complete. Tables in these sections are subdivided into three groups; all building permits, building permits for new construction activity, and building permits for alterations and demolitions. In turn, each group contains tables which report permits, total construction cost, and average construction cost. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. In section 6.1, data are reported by Land Use Activity, in section 6.2, these data are reported by Commerce and Industry District (C&I). For further information on Land Use Activities and C&I Districts, refer to the Data Formats section in the Introduction.

**Section 6.3\***. Permit and construction cost data are cross tabulated by Land Use Activity and C&I District, for 1996. This section includes all permit applications filed in 1996.

**Section, 6.4** describes permit applications by application status by Land Use Activity and then by C&I District, for 1996. These status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications which were canceled, including applications which have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other", which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or for which we have no information.

**Section 6.5** reports total office space and office vacancy rates in San Francisco from 1987 to 1996. It includes absolute numbers as well as percentage changes over time.

The construction cost data reported in these tables are the estimated construction cost for each project, as reviewed by DBI. Total and average construction cost measure the scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the size and complexity of construction activity in San Francisco for a particular year, average construction cost relate number of applications to

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total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructors," where 1996 is designated as the base year.

Note that in the 1995 Commerce and Industry Inventory, calculation errors underestimated construction costs when adjusting for inflation. The current report corrects that error and lists inflation adjusted dollars.

TABLE 6.1.1.A

**ALL BUILDING PERMITS BY LAND USE ACTIVITY**  
**By Year of Certificate of Final Occupancy**  
**1987-1996**

**Number of Permits**

Year	Cultural/ Institutional					TOTAL	
	Office	Retail	Industrial	Institutional	Hotel		
1987	1,729	950	154	158	62	7,266	10,319
1988	1,898	1,341	203	160	66	8,723	12,391
1989	1,942	1,215	203	194	76	11,322	14,952
1990	1,778	1,294	275	195	75	13,979	17,596
1991	1,956	1,151	278	162	94	12,159	15,800
1992	1,944	1,078	199	194	41	9,672	13,128
1993	1,382	1,001	182	172	26	8,296	11,059
1994	1,390	974	115	202	39	7,400	10,120
1995	1,544	1,031	98	207	43	7,425	10,348
1996	1,441	990	132	266	44	9,245	12,118
TOTAL	17,004	11,025	1,839	1,910	566	95,487	127,831

**Annual Percentage Distribution by Land Use Activity**

Year	Cultural/ Institutional					TOTAL	
	Office	Retail	Industrial	Institutional	Hotel		
1987	16.8	9.2	1.5	1.5	0.6	70.4	100.0
1988	15.3	10.8	1.6	1.3	0.5	70.4	100.0
1989	13.0	8.1	1.4	1.3	0.5	75.7	100.0
1990	10.1	7.4	1.6	1.1	0.4	79.4	100.0
1991	12.4	7.3	1.8	1.0	0.6	77.0	100.0
1992	14.8	8.2	1.5	1.5	0.3	73.7	100.0
1993	12.5	9.1	1.6	1.6	0.2	75.0	100.0
1994	13.7	9.6	1.1	2.0	0.4	73.1	100.0
1995	14.9	10.0	0.9	2.0	0.4	71.8	100.0
1996	11.9	8.2	1.1	2.2	0.4	76.3	100.0
TOTAL	13.3	8.6	1.4	1.5	0.4	74.7	100.0

**Percentage Change by Land Use Activity**

Year	Cultural/ Institutional					TOTAL	
	Office	Retail	Industrial	Institutional	Hotel		
1987-1988	9.8	41.2	31.8	1.3	6.5	20.1	20.1
1988-1989	2.3	-9.4	0.0	21.3	15.2	29.8	20.7
1989-1990	-8.4	6.5	35.5	0.5	-1.3	23.5	17.7
1990-1991	10.0	-11.1	1.1	-16.9	25.3	-13.0	-10.2
1991-1992	-0.6	-6.3	-28.4	19.8	-56.4	-20.5	-16.9
1992-1993	-28.9	-7.1	-8.5	-11.3	-36.6	-14.2	-15.8
1993-1994	0.6	-2.7	-36.8	17.4	50.0	-10.8	-8.5
1994-1995	11.1	5.9	-14.8	2.5	10.3	0.3	2.3
1995-1996	-6.7	-4.0	34.7	28.5	2.3	24.5	17.1
1987-1996	-16.7	4.2	-14.3	68.4	-29.0	27.2	17.4

Source: San Francisco Planning Department  
 Department of Building Inspection

TABLE 6.1.1.B

**TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY  
1987-1996**
**Constant 1996 Thousands of Dollars**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987	318,016	70,379	29,955	16,862	56,663	228,238	720,112
1988	351,780	110,334	14,561	12,885	91,342	221,237	802,139
1989	298,153	53,566	9,783	20,502	69,300	295,222	746,525
1990	323,078	73,994	50,297	53,042	159,546	299,318	959,275
1991	246,895	133,086	9,568	14,136	58,264	298,159	760,107
1992	280,545	55,061	9,725	43,958	24,095	315,671	729,056
1993	126,354	40,636	10,564	145,520	2,369	154,204	479,648
1994	84,622	61,101	3,511	66,801	63,057	298,296	577,389
1995	168,718	80,372	6,448	34,345	12,978	164,221	467,082
1996	138,120	60,304	6,586	52,004	816	195,686	453,516
<b>TOTAL</b>	<b>2,336,282</b>	<b>738,832</b>	<b>150,998</b>	<b>460,055</b>	<b>538,430</b>	<b>2,470,252</b>	<b>6,694,849</b>

**Annual Percentage Distribution by Land Use Activity**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987	44.2	9.8	4.2	2.3	7.9	31.7	100.0
1988	43.9	13.8	1.8	1.6	11.4	27.6	100.0
1989	39.9	7.2	1.3	2.7	9.3	39.5	100.0
1990	33.7	7.7	5.2	5.5	16.6	31.2	100.0
1991	32.5	17.5	1.3	1.9	7.7	39.2	100.0
1992	38.5	7.6	1.3	6.0	3.3	43.3	100.0
1993	26.3	8.5	2.2	30.3	0.5	32.1	100.0
1994	14.7	10.6	0.6	11.6	10.9	51.7	100.0
1995	36.1	17.2	1.4	7.4	2.8	35.2	100.0
1996	30.5	13.3	1.5	11.5	0.2	43.1	100.0
<b>TOTAL</b>	<b>34.9</b>	<b>11.0</b>	<b>2.3</b>	<b>6.9</b>	<b>8.0</b>	<b>36.9</b>	<b>100.0</b>

**Percentage Change by Land Use Activity**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987-1988	10.6	56.8	-51.4	-23.6	61.2	-3.1	11.4
1988-1989	-15.2	-51.5	-32.8	59.1	-24.1	33.4	-6.9
1989-1990	8.4	38.1	414.1	158.7	130.2	1.4	28.5
1990-1991	-23.6	79.9	-81.0	-73.4	-63.5	-0.4	-20.8
1991-1992	13.6	-58.6	1.6	211.0	-58.6	5.9	-4.1
1992-1993	-55.0	-26.2	8.6	231.0	-90.2	-51.2	-34.2
1993-1994	-33.0	50.4	-66.8	-54.1	2561.6	93.4	20.4
1994-1995	99.4	31.5	83.6	-48.6	-79.4	-44.9	-19.1
1995-1996	-18.1	-25.0	2.1	51.4	-93.7	19.2	-2.9
1987-1996	-56.6	-14.3	-78.0	208.4	-98.6	-14.3	-37.0

Source: San Francisco Planning Department  
Department of Building Inspection

AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY  
1987-1996

TABLE 6.1.1.C

Constant 1996 Thousands of Dollars

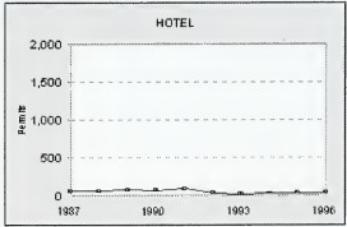
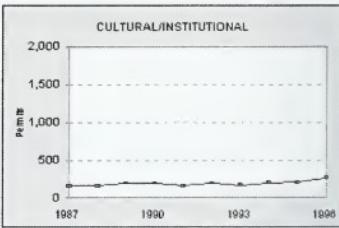
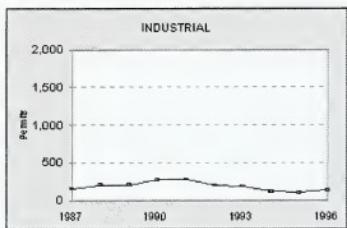
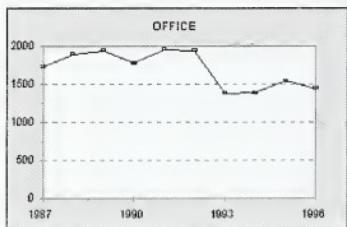
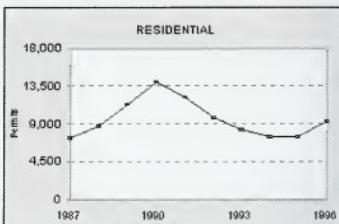
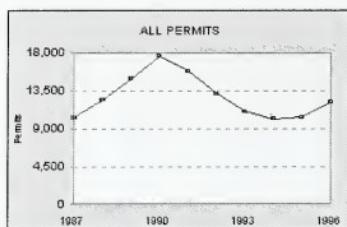
Year	Office	Retail	Industrial	Cultural/ Institutional		Residential	ALL USES
				Hotel			
1987	184	74	195	107	914	31	70
1988	185	82	72	81	1,384	25	65
1989	154	44	48	106	912	26	50
1990	182	57	183	272	2,127	21	55
1991	126	116	34	87	620	25	48
1992	144	51	49	227	588	33	56
1993	91	41	58	846	91	19	43
1994	61	63	31	331	1,617	40	57
1995	109	78	66	166	302	22	45
1996	96	61	50	196	19	21	37
TOTAL	137	67	82	241	951	26	52

Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.1.1.A

### ALL BUILDING PERMITS BY LAND USE ACTIVITY 1987-1996

#### Number of Permits

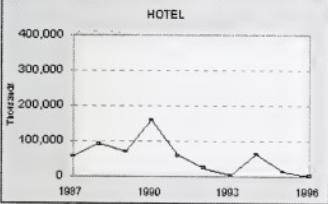
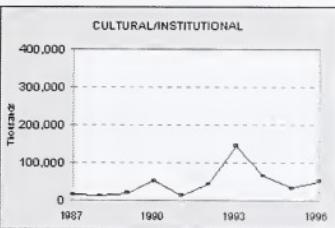
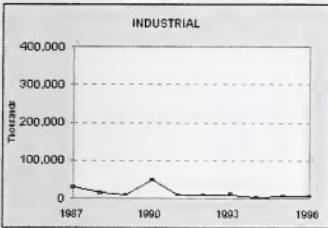
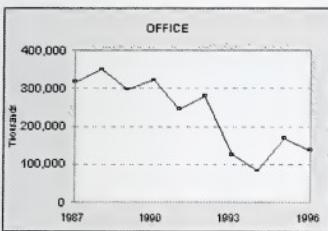
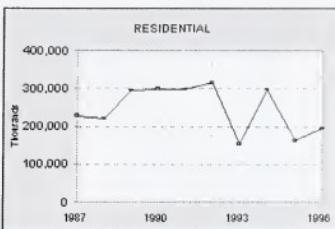
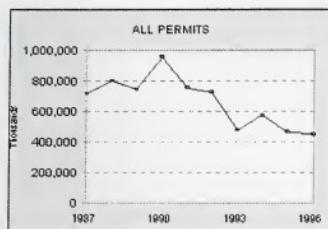


Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACT  
1987-1996**

**GRAPHS 6.1.1.B**

Constant 1996 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

TABLE 6.1.2.A

**BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY  
1987-1996**

**Number of Permits**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987	9	13	16	2	1	283	324
1988	6	34	20	3	0	297	360
1989	4	12	6	6	2	228	258
1990	8	25	16	1	3	249	302
1991	5	7	8	1	0	189	210
1992	6	19	11	4	1	228	269
1993	4	2	6	3	0	105	120
1994	1	11	8	5	0	135	160
1995	4	16	3	2	0	133	158
1996	3	8	4	3	0	212	230
TOTAL	50	147	98	30	7	2,059	2,391

**Annual Percentage Distribution by Land Use Activity**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987	2.8	4.0	4.9	0.6	0.3	87.3	100.0
1988	1.7	9.4	5.6	0.8	0.0	82.5	100.0
1989	1.6	4.7	2.3	2.3	0.8	88.4	100.0
1990	2.6	8.3	5.3	0.3	1.0	82.5	100.0
1991	2.4	3.3	3.8	0.5	0.0	90.0	100.0
1992	2.2	7.1	4.1	1.5	0.4	84.8	100.0
1993	3.3	1.7	5.0	2.5	0.0	87.5	100.0
1994	0.6	6.9	5.0	3.1	0.0	84.4	100.0
1995	2.5	10.1	1.9	1.3	0.0	84.2	100.0
1996	1.3	3.5	1.7	1.3	0.0	92.2	100.0
TOTAL	2.1	6.1	4.1	1.3	0.3	86.1	100.0

**Percentage Change by Land Use Activity**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987-1988	-33.3	161.5	25.0	50.0	-100.0	4.9	11.1
1988-1989	-33.3	-64.7	-70.0	100.0	0.0	-23.2	-28.3
1989-1990	100.0	108.3	166.7	-83.3	50.0	9.2	17.1
1990-1991	-37.5	-72.0	-50.0	0.0	-100.0	-24.1	-30.5
1991-1992	20.0	171.4	37.5	300.0	0.0	20.6	28.1
1992-1993	-33.3	-89.5	-45.5	-25.0	-100.0	-53.9	-55.4
1993-1994	-75.0	450.0	33.3	66.7	0.0	28.6	33.3
1994-1995	300.0	45.5	-62.5	-60.0	0.0	-1.5	-1.3
1995-1996	-25.0	-50.0	33.3	50.0	0.0	59.4	45.6
1987-1996	-66.7	-38.5	-75.0	50.0	-100.0	-25.1	-29.0

Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY**  
 1987-1996

**TABLE 6.1.2.B**

**Constant 1996 Thousands of Dollars**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987	134,844	10,592	13,747	1,953	52,647	143,540	357,324
1988	94,374	16,732	7,993	949	0	122,768	242,814
1989	105,823	8,031	1,176	3,255	59,563	173,099	350,947
1990	142,300	10,058	37,251	29,815	156,488	160,034	535,945
1991	12,441	82,149	1,990	755	0	152,427	249,763
1992	66,706	14,944	2,491	23,352	22,805	185,319	315,617
1993	28,998	4,398	2,265	136,928	0	53,978	226,567
1994	212	16,782	1,437	50,812	0	110,472	179,716
1995	13,605	31,216	1,081	2,218	0	75,342	123,462
1996	7,143	21,820	2,315	9,044	0	98,569	138,890
<b>TOTAL</b>	<b>606,446</b>	<b>216,722</b>	<b>71,745</b>	<b>259,080</b>	<b>291,502</b>	<b>1,275,548</b>	<b>2,721,044</b>

**Annual Percentage Distribution by Land Use Activity**

Year	Office	Retail	Industrial	Institutional	Hotel	Residential	TOTAL
1987	37.7	3.0	3.8	0.5	14.7	40.2	100.0
1988	38.9	6.9	3.3	0.4	0.0	50.6	100.0
1989	30.2	2.3	0.3	0.9	17.0	49.3	100.0
1990	26.6	1.9	7.0	5.6	29.2	29.9	100.0
1991	5.0	32.9	0.8	0.3	0.0	61.0	100.0
1992	21.1	4.7	0.8	7.4	7.2	58.7	100.0
1993	12.8	1.9	1.0	60.4	0.0	23.8	100.0
1994	0.1	9.3	0.8	28.3	0.0	61.5	100.0
1995	11.0	25.3	0.9	1.8	0.0	61.0	100.0
1996	5.1	15.7	1.7	6.5	0.0	71.0	100.0
<b>TOTAL</b>	<b>22.3</b>	<b>8.0</b>	<b>2.6</b>	<b>9.5</b>	<b>10.7</b>	<b>46.9</b>	<b>100.0</b>

**Percentage Change by Land Use Activity**

Year	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	TOTAL
1987-1988	-30.0	58.0	-41.9	-51.4	-100.0	-14.5	-32.0
1988-1989	12.1	-52.0	-85.3	243.2	0.0	41.0	44.5
1989-1990	34.5	25.2	3068.1	816.0	162.7	-7.5	52.7
1990-1991	-91.3	716.7	-94.7	-97.5	-100.0	-4.8	-53.4
1991-1992	436.2	-81.8	25.2	2991.7	0.0	21.6	26.4
1992-1993	-56.5	-70.6	-9.1	486.4	-100.0	-70.9	-28.2
1993-1994	-99.3	281.6	-36.5	-62.9	0.0	104.7	-20.7
1994-1995	6305.1	86.0	-24.8	-95.6	0.0	-31.8	-31.3
1995-1996	-47.5	-30.1	114.2	307.8	0.0	30.8	12.5
1987-1996	-94.7	106.0	-83.2	363.0	-100.0	-31.3	-61.1

Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLE 6.1.2.C AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY  
1987-1996**

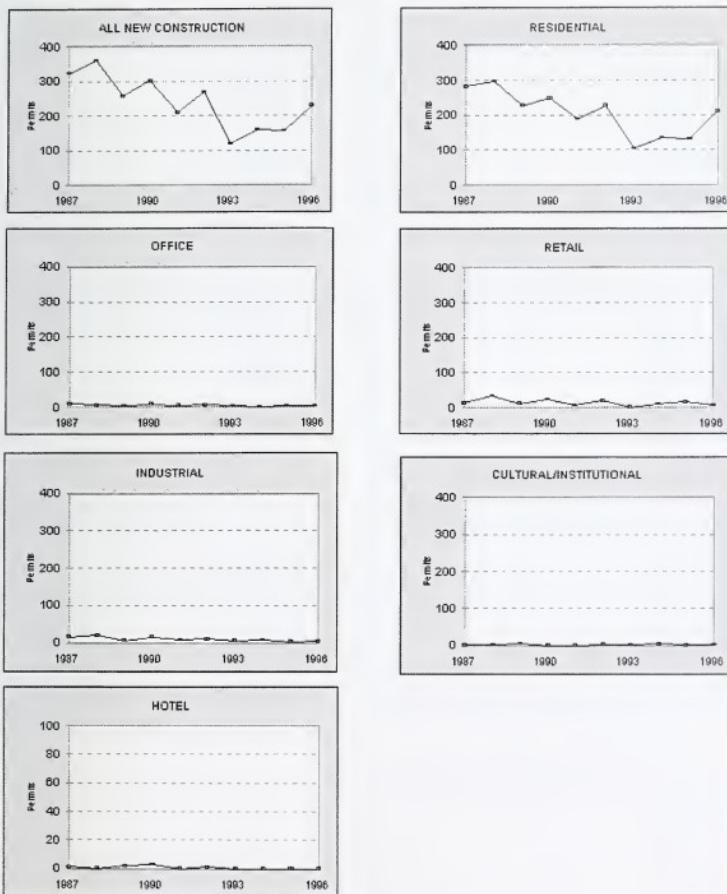
Year	Constant 1996 Thousands of Dollars				Cultural/ Institutional			ALL USES
	Office	Retail	Industrial		Hotel	Residential		
1987	14,983	815	859	977	52,647	507	1,103	
1988	15,729	492	400	316	0	413	674	
1989	26,456	669	196	542	29,782	759	1,360	
1990	17,787	402	2,328	29,815	52,163	643	1,775	
1991	2,488	11,736	249	755	0	806	1,189	
1992	11,118	787	226	5,838	22,805	813	1,173	
1993	7,250	2,199	378	45,643	0	514	1,888	
1994	212	1,526	180	10,162	0	818	1,123	
1995	3,401	1,951	360	1,109	0	566	781	
1996	2,381	2,727	579	3,015	0	465	604	
TOTAL	12,129	1,474	732	8,636	41,643	619	1,138	

Source: San Francisco Planning Department  
Department of Building Inspection

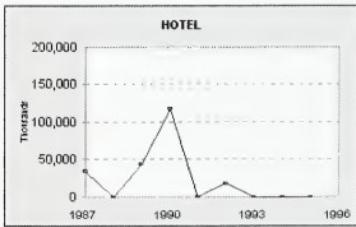
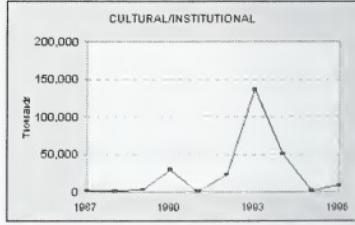
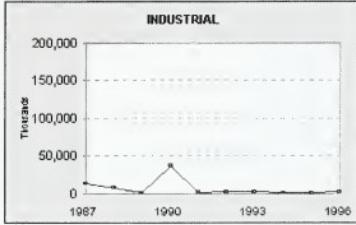
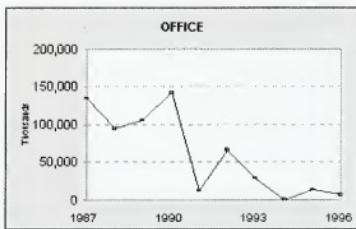
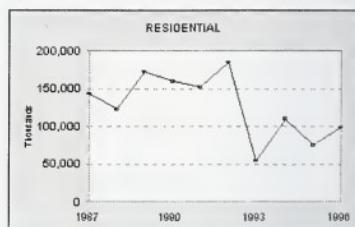
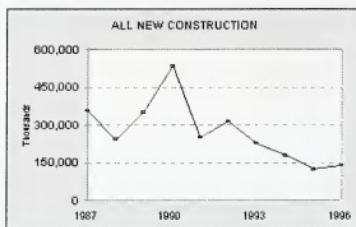
BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY  
1987-1996

GRAPHS 6.1.2.A

Number of Permits



Source: San Francisco Planning Department  
Department of Building Inspection

**GRAPHS 6.1.2.B****TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTIONS BY LAND USE ACTIVITY  
1987-1996****Constant 1996 Thousands of Dollars**

Source: San Francisco Planning Department  
Department of Building Inspection

**PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY**  
 1987-1996

**TABLE 6.1.3.A**

**Number of Permits**

Year	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1987	1,720	937	138	156	61	6,983	40	10,035
1988	1,892	1,307	183	157	66	8,426	36	12,067
1989	1,938	1,203	197	188	74	11,094	92	14,786
1990	1,770	1,269	259	194	72	13,730	395	17,689
1991	1,951	1,144	270	161	94	11,970	152	15,742
1992	1,938	1,059	188	190	40	9,444	13	12,872
1993	1,378	999	176	169	26	8,177	7	10,932
1994	1,389	963	107	197	39	7,263	0	9,958
1995	1,540	1,015	95	205	43	7,292	3	10,193
1996	1,438	982	128	263	44	9,017	3	11,875
TOTAL	16,954	10,878	1,741	1,880	559	93,396	741	126,149

**Annual Percentage Distribution by Land Use Activity**

Year	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1987	17.1	9.3	1.4	1.6	0.6	69.6	0.4	100.0
1988	15.7	10.8	1.5	1.3	0.5	69.8	0.3	100.0
1989	13.1	8.1	1.3	1.3	0.5	75.0	0.6	100.0
1990	10.0	7.2	1.5	1.1	0.4	77.6	2.2	100.0
1991	12.4	7.3	1.7	1.0	0.6	76.0	1.0	100.0
1992	15.1	8.2	1.5	1.5	0.3	73.4	0.1	100.0
1993	12.6	9.1	1.6	1.5	0.2	74.8	0.1	100.0
1994	13.9	9.7	1.1	2.0	0.4	72.9	0.0	100.0
1995	15.1	10.0	0.9	2.0	0.4	71.5	0.0	100.0
1996	12.1	8.3	1.1	2.2	0.4	75.9	0.0	100.0
TOTAL	13.4	8.6	1.4	1.5	0.4	74.0	0.6	100.0

**Percentage Change by Land Use Activity**

Year	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1987-1988	10.0	39.5	32.6	0.6	8.2	20.7	-10.0	20.2
1988-1989	2.4	-8.0	7.7	19.7	12.1	31.7	155.6	22.5
1989-1990	-8.7	5.5	31.5	3.2	-2.7	23.8	329.3	19.6
1990-1991	10.2	-9.9	4.2	-17.0	30.6	-12.8	-61.5	-11.0
1991-1992	-0.7	-7.4	-30.4	18.0	-57.4	-21.1	-91.4	-18.2
1992-1993	-28.9	-5.7	-6.4	-11.1	-35.0	-13.4	-46.2	-15.1
1993-1994	0.8	-3.6	-39.2	16.6	50.0	-11.2	-100.0	-8.9
1994-1995	10.9	5.4	-11.2	4.1	10.3	0.4	0.0	2.4
1995-1996	-6.6	-3.3	34.7	28.3	2.3	23.7	0.0	16.5
1987-1996	-16.4	4.8	-7.2	68.6	-27.9	29.1	-92.5	18.3

Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLE 6.1.3.B**    **TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY**  
**1987-1996**

Constant 1996 Thousands of Dollars										
Year		Office	Retail	Industrial	Institutional	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1987	183,172	59,786	16,208	14,909	4,016	84,698	506	363,295		
1988	257,406	93,602	6,568	11,936	91,342	98,470	3,860	563,184		
1989	192,330	45,534	8,607	17,247	9,737	122,124	15,674	411,253		
1990	180,778	63,935	13,047	23,228	3,059	139,284	7,636	430,966		
1991	234,453	50,937	7,578	13,380	58,264	145,731	6,136	516,480		
1992	213,840	40,117	7,233	20,606	1,290	130,352	590	414,029		
1993	97,356	36,238	8,299	8,592	2,369	100,227	29	253,110		
1994	84,410	44,320	2,074	15,990	63,057	187,823	0	397,673		
1995	155,113	49,156	5,368	32,127	12,978	88,879	190	343,811		
1996	130,977	38,484	4,271	42,960	816	97,117	12	314,638		
<b>TOTAL</b>	<b>1,729,836</b>	<b>522,110</b>	<b>79,252</b>	<b>200,975</b>	<b>246,928</b>	<b>1,194,704</b>	<b>34,633</b>	<b>4,008,438</b>		

Annual Percentage Distribution by Land Use Activity									
Year	Office	Retail	Industrial	Institutional	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1987	50.4	16.5	4.5	4.1	1.1	23.3	0.1	100.0	
1988	45.7	16.6	1.2	2.1	16.2	17.5	0.7	100.0	
1989	46.8	11.1	2.1	4.2	2.4	29.7	3.8	100.0	
1990	41.9	14.8	3.0	5.4	0.7	32.3	1.8	100.0	
1991	45.4	9.9	1.5	2.6	11.3	28.2	1.2	100.0	
1992	51.6	9.7	1.7	5.0	0.3	31.5	0.1	100.0	
1993	38.5	14.3	3.3	3.4	0.9	39.6	0.0	100.0	
1994	21.2	11.1	0.5	4.0	15.9	47.2	0.0	100.0	
1995	45.1	14.3	1.6	9.3	3.8	25.9	0.1	100.0	
1996	41.6	12.2	1.4	13.7	0.3	30.9	0.0	100.0	
<b>TOTAL</b>	<b>43.2</b>	<b>13.0</b>	<b>2.0</b>	<b>5.0</b>	<b>6.2</b>	<b>29.8</b>	<b>0.9</b>	<b>100.0</b>	

Percentage Change by Land Use Activity									
Year	Office	Retail	Industrial	Institutional	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
1987-1988	40.5	56.6	-59.5	-19.9	2174.5	16.3	662.1	55.0	
1988-1989	-25.3	-51.4	31.1	44.5	-89.3	24.0	306.1	-27.0	
1989-1990	-6.0	40.4	51.6	34.7	-68.6	14.1	-51.3	4.8	
1990-1991	29.7	-20.3	-41.9	-42.4	1805.0	4.6	-19.6	19.8	
1991-1992	-8.8	-21.2	-4.5	54.0	-97.8	-10.6	-90.4	-19.8	
1992-1993	-54.5	-9.7	14.7	-58.3	83.6	-23.1	-95.2	-38.9	
1993-1994	-13.3	22.3	-75.0	86.1	2561.6	87.4	-100.0	57.1	
1994-1995	83.8	10.9	158.8	100.9	-79.4	-52.7	0.0	-13.5	
1995-1996	-15.6	-21.7	-20.4	33.7	-93.7	9.3	-93.7	-8.5	
<b>1987-1996</b>	<b>-28.5</b>	<b>-35.6</b>	<b>-73.6</b>	<b>188.2</b>	<b>-79.7</b>	<b>14.7</b>	<b>-97.6</b>	<b>-13.4</b>	

Source: San Francisco Planning Department  
Department of Building Inspection

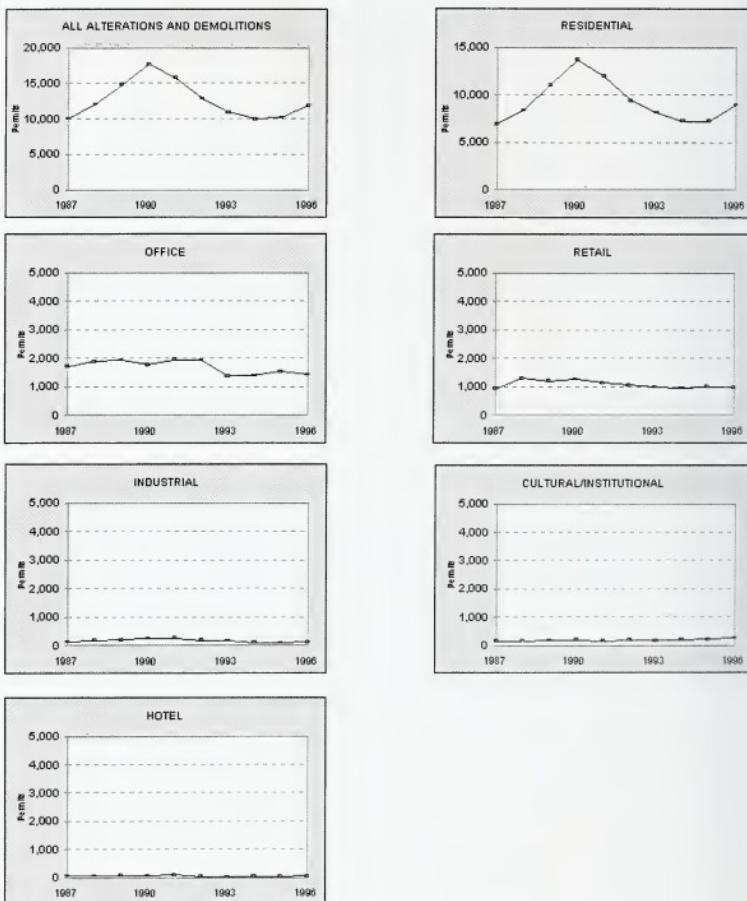
AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY  
1987-1996

TABLE 6.1.3.C

Constant 1996 Thousands of Dollars

Year	Cultural/ Institutional							ALL USES
	Office	Retail	Industrial		Hotel	Residential	Other	
1987	106	64	117	96	66	12	13	36
1988	136	72	36	76	1,384	12	107	47
1989	99	38	44	92	132	11	170	28
1990	102	50	50	120	42	10	19	24
1991	120	45	28	83	620	12	40	33
1992	110	38	38	108	32	14	45	32
1993	71	36	47	51	91	12	4	23
1994	61	46	19	81	1,617	26	0	40
1995	101	48	57	157	302	12	63	34
1996	91	39	33	163	19	11	4	26
TOTAL	102	48	46	107	442	13	47	32

Source: San Francisco Planning Department  
Department of Building Inspection

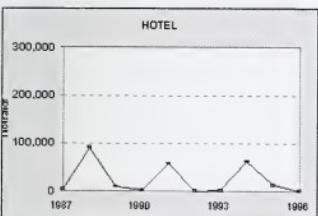
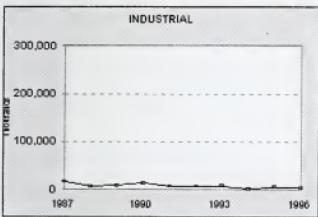
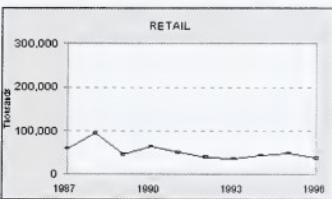
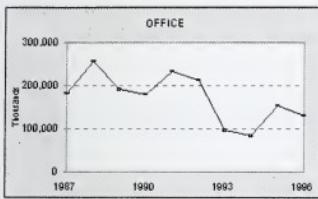
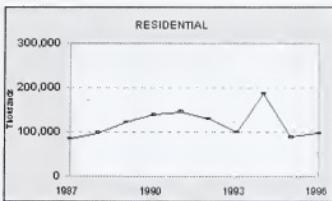
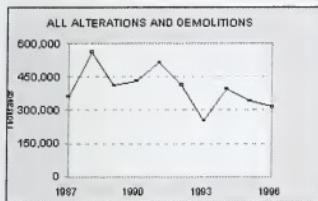
**GRAPHS 6.1.3.A****PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY  
1987-1996****Number of Permits**

Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY  
1987-1996**

**GRAPHS 6.1.3.B**

**Constant 1996 Thousands of Dollars**



Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.1.A**
**ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**
**Number of Permits**

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	239	272	281	476	329	326	284	143	112	254
Civic Center	286	257	268	267	322	292	261	233	284	205
Financial	1,336	1,532	1,652	1,431	1,641	1,613	1,069	1,161	1,360	1,268
Mission	523	680	1,000	1,017	821	607	629	609	595	855
North Beach	342	449	517	458	351	361	340	263	277	387
North Central	1,407	1,679	1,817	2,405	2,167	1,618	1,416	1,383	1,441	1,664
North West	1,133	1,366	1,435	2,110	1,577	1,259	1,180	879	943	826
SOMA	572	825	845	1,051	987	912	657	617	612	648
South West	3,775	4,460	6,282	7,758	6,979	5,599	4,722	4,264	4,229	5,442
Van Ness	517	542	620	684	540	461	428	418	358	426
TOTAL	10,130	12,062	14,717	17,657	15,714	13,048	10,986	9,970	10,211	11,975

**Annual Percentage Distribution by C&I District**

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	2.4	2.3	1.9	2.7	2.1	2.5	2.6	1.4	1.1	2.1
Civic Center	2.8	2.1	1.8	1.5	2.0	2.2	2.4	2.3	2.8	1.7
Financial	13.2	12.7	11.2	8.1	10.4	12.4	9.7	11.6	13.3	10.6
Mission	5.2	5.6	6.8	5.8	5.2	4.7	5.7	6.1	5.8	7.1
North Beach	3.4	3.7	3.5	2.6	2.2	2.8	3.1	2.6	2.7	3.2
North Central	13.9	13.9	12.3	13.6	13.8	12.4	12.9	13.9	14.1	13.9
North West	11.2	11.3	9.8	11.9	10.0	9.6	10.7	8.8	9.2	6.9
SOMA	5.6	6.8	5.7	6.0	6.3	7.0	6.0	6.2	6.0	5.4
South West	37.3	37.0	42.7	43.9	44.4	42.9	43.0	42.8	41.4	45.4
Van Ness	5.1	4.5	4.2	3.9	3.4	3.5	3.9	4.2	3.5	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change by C&I District**

C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Bay View	13.8	3.3	69.4	-30.9	-0.9	-12.9	-49.6	-21.7	126.8	6.3
Civic Center	-10.1	4.3	-0.4	20.6	-9.3	-10.6	-10.7	21.9	-27.8	-28.3
Financial	14.7	7.8	-13.4	14.7	-1.7	-33.7	8.6	17.1	-6.8	-5.1
Mission	30.0	47.1	1.7	-19.3	26.1	3.6	-3.2	-2.3	43.7	63.5
North Beach	31.3	15.1	-11.4	-23.4	2.8	-5.8	-22.6	5.3	39.7	13.2
North Central	19.3	8.2	32.4	-9.9	-25.3	-12.5	-2.3	4.2	15.5	18.3
North West	20.6	5.1	47.0	-25.3	-20.2	-6.3	-25.5	7.3	-12.4	-27.1
SOMA	44.2	2.4	24.4	-6.1	-7.6	-28.0	-6.1	-0.8	5.9	13.3
South West	18.1	40.9	23.5	-10.0	-19.8	-15.7	-9.7	-0.8	28.7	44.2
Van Ness	4.8	14.4	10.3	-21.1	-14.6	-7.2	-2.3	-14.4	19.0	-17.6
TOTAL	19.1	22.0	20.0	-11.0	-17.0	-15.8	-9.2	2.4	17.3	18.2

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.1.B****TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**

Constant 1996 Thousands of Dollars

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	18,340	12,615	18,479	23,760	12,666	19,902	8,339	5,185	3,876	17,736
Civic Center	66,105	17,431	14,628	25,700	18,871	26,031	37,409	54,505	71,078	13,876
Financial	278,512	527,651	349,695	334,410	270,870	283,150	118,899	204,237	159,983	196,710
Mission	17,600	78,278	17,088	16,884	44,545	16,362	11,811	8,865	10,629	16,605
North Beach	9,276	11,770	15,974	30,650	12,844	72,256	10,086	10,135	18,983	14,918
North Central	59,263	48,713	47,714	137,978	69,623	59,710	23,284	27,244	42,979	72,424
North West	41,681	29,919	29,467	52,175	32,361	27,505	23,452	131,988	19,038	15,971
SOMA	83,209	45,080	146,807	216,683	127,021	67,638	162,685	42,336	86,505	46,346
South West	80,680	115,658	82,308	100,579	83,408	81,086	72,836	63,013	72,236	83,045
Van Ness	23,157	16,221	19,024	20,596	34,194	52,706	6,911	42,756	14,828	25,571
<b>TOTAL</b>	<b>677,822</b>	<b>903,336</b>	<b>741,185</b>	<b>959,415</b>	<b>706,404</b>	<b>706,346</b>	<b>475,712</b>	<b>590,264</b>	<b>500,136</b>	<b>503,201</b>

## Annual Percentage Distribution by C&amp;I District

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	2.7	1.4	2.5	2.5	1.8	2.8	1.8	0.9	0.8	3.5
Civic Center	9.8	1.9	2.0	2.7	2.7	3.7	7.9	9.2	14.2	2.8
Financial	41.1	58.4	47.2	34.9	38.3	40.1	25.0	34.6	32.0	39.1
Mission	2.6	8.7	2.3	1.8	6.3	2.3	2.5	1.5	2.1	3.3
North Beach	1.4	1.3	2.2	3.2	1.8	10.2	2.1	1.7	3.8	3.0
North Central	8.7	5.4	6.4	14.4	9.9	8.5	4.9	4.6	8.6	14.4
North West	6.1	3.3	4.0	5.4	4.6	3.9	4.9	22.4	3.8	3.2
SOMA	12.3	5.0	19.8	22.6	18.0	9.6	34.2	7.2	17.3	9.2
South West	11.9	12.8	11.1	10.5	11.8	11.5	15.3	10.7	14.4	16.5
Van Ness	3.4	1.8	2.6	2.1	4.8	7.5	1.5	7.2	3.0	5.1
<b>TOTAL</b>	<b>100.0</b>									

## Percentage Change By C&amp;I District

C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Bay View	-31.2	46.5	28.6	-46.7	57.1	-58.1	-37.8	-25.2	357.6	-3.3
Civic Center	-73.6	-16.1	75.7	-26.6	37.9	43.7	45.7	30.4	-80.5	-79.0
Financial	89.5	-33.7	-4.4	-19.0	4.5	-58.0	71.8	-21.7	23.0	-29.4
Mission	344.8	-78.2	-1.2	163.8	-63.3	-27.8	-24.9	19.9	56.2	-5.7
North Beach	26.9	35.7	91.9	-58.1	462.6	-86.0	0.5	87.3	-21.4	60.8
North Central	-17.8	-2.1	189.2	-49.5	-14.2	-61.0	17.0	57.8	68.5	22.2
North West	-28.2	-1.5	77.1	-38.0	-15.0	-14.7	462.8	-85.6	-16.1	-61.7
SOMA	-45.8	225.7	47.6	-41.4	-46.8	140.5	-74.0	104.3	-46.4	-44.3
South West	43.4	-28.8	22.2	-17.1	-2.8	-10.2	-13.5	14.6	15.0	2.9
Van Ness	-30.0	17.3	8.3	66.0	54.1	-86.9	518.7	-65.3	72.4	10.4
<b>TOTAL</b>	<b>33.3</b>	<b>-18.0</b>	<b>29.4</b>	<b>-26.4</b>	<b>-0.0</b>	<b>-32.7</b>	<b>24.1</b>	<b>-15.3</b>	<b>0.6</b>	<b>-25.8</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.1.C**

**AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**

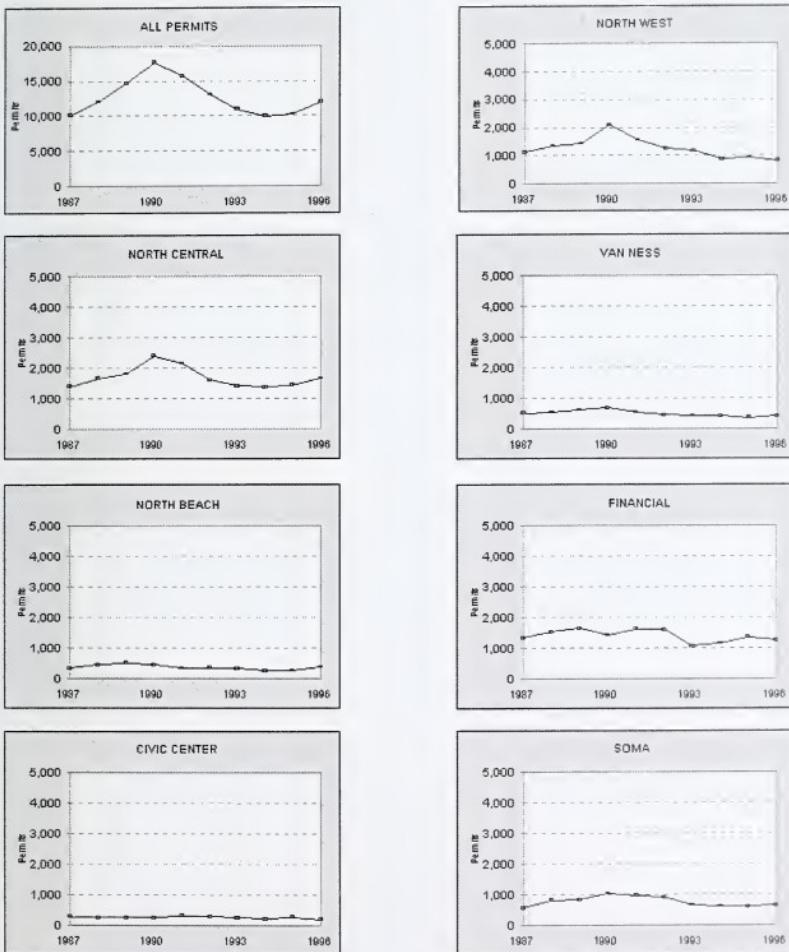
C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	77	46	66	50	38	61	29	36	35	70
Civic Center	231	68	55	96	59	89	143	234	250	68
Financial	208	344	212	234	165	176	111	176	118	155
Mission	34	115	17	17	54	27	19	15	18	19
North Beach	27	26	31	67	37	200	30	39	69	39
North Central	42	29	26	57	32	37	16	20	30	44
North West	37	22	21	25	21	22	20	150	20	19
SOMA	145	55	174	206	129	74	248	69	141	72
South West	21	26	13	13	12	14	15	15	17	15
Van Ness	45	30	31	30	63	114	16	102	41	60
TOTAL	67	75	50	54	45	54	43	59	49	42

Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPH 6.2.1.A

### ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT 1987-1996

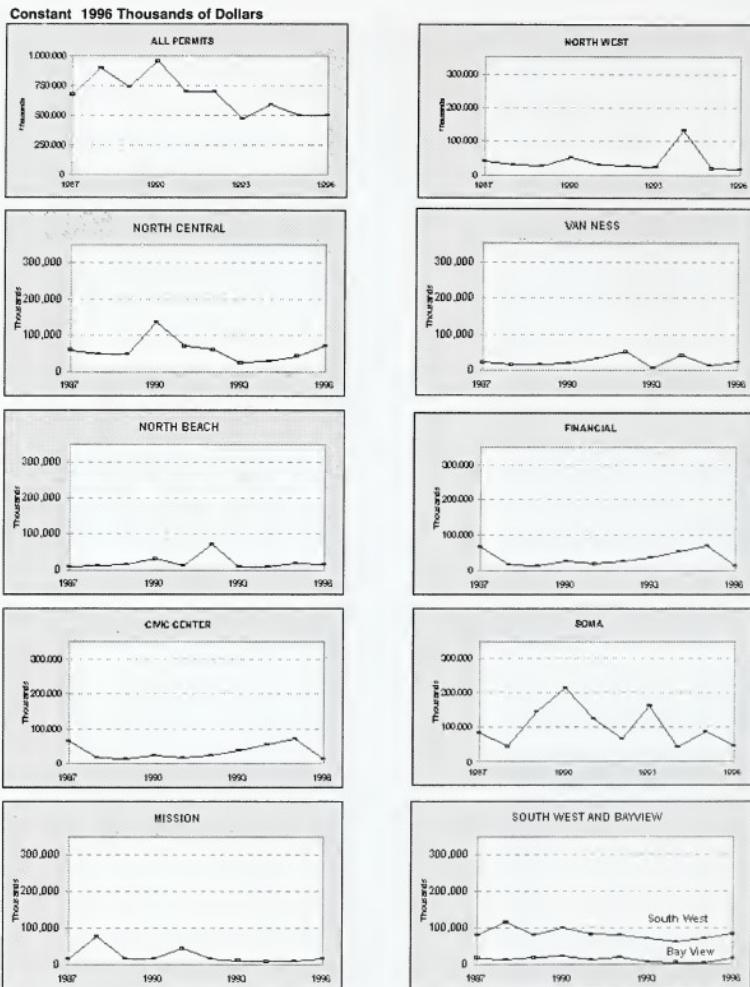
Number of Permits



Source: San Francisco Planning Department  
Department of Building Inspection

**GRAPH 6.2.1.B**

**TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**



Source: San Francisco Planning Department  
Department of Building Inspection

BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996

TABLE 6.2.2.A

Number of Permits

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	26	56	39	36	23	45	16	10	7	58
Civic Center	3	5	0	5	1	17	3	4	1	2
Financial	3	14	10	8	2	4	2	6	3	4
Mission	15	12	20	24	20	23	12	12	6	13
North Beach	5	3	2	4	3	11	1	4	6	2
North Central	20	45	26	35	13	16	7	20	16	24
North West	82	49	21	36	25	19	7	13	11	14
SOMA	20	25	33	30	29	33	12	15	20	26
South West	149	153	110	121	88	96	59	72	87	88
Van Ness	4	3	3	6	6	5	1	4	1	1
TOTAL	327	365	264	305	210	269	120	160	158	232

Annual Percentage Distribution by C&I District

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	8.0	15.3	14.8	11.8	11.0	16.7	13.3	6.3	4.4	25.0
Civic Center	0.9	1.4	0.0	1.6	0.5	6.3	2.5	2.5	0.6	0.9
Financial	0.9	3.8	3.8	2.6	1.0	1.5	1.7	3.8	1.9	1.7
Mission	4.6	3.3	7.6	7.9	9.5	8.6	10.0	7.5	3.8	5.6
North Beach	1.5	0.8	0.8	1.3	1.4	4.1	0.8	2.5	3.8	0.9
North Central	6.1	12.3	9.8	11.5	6.2	5.9	5.8	12.5	10.1	10.3
North West	25.1	13.4	8.0	11.8	11.9	7.1	5.8	8.1	7.0	6.0
SOMA	6.1	6.8	12.5	9.8	13.8	12.3	10.0	9.4	12.7	11.2
South West	45.6	41.9	41.7	39.7	41.9	35.7	49.2	45.0	55.1	37.9
Van Ness	1.2	0.8	1.1	2.0	2.9	1.9	0.8	2.5	0.6	0.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Change by C&I District

C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Bay View	115.4	-30.4	-7.7	-36.1	95.7	-64.4	-37.5	-30.0	728.6	123.1
Civic Center	66.7	-100.0	0.0	-80.0	1600.0	-82.4	33.3	-75.0	100.0	-33.3
Financial	366.7	-28.6	-20.0	-75.0	100.0	-50.0	200.0	-50.0	33.3	33.3
Mission	-20.0	66.7	20.0	-16.7	15.0	-47.8	0.0	-50.0	116.7	-13.3
North Beach	-40.0	-33.3	100.0	-25.0	266.7	-90.9	300.0	50.0	-66.7	-60.0
North Central	125.0	-42.2	34.6	-62.9	23.1	-56.3	185.7	-20.0	50.0	20.0
North West	-40.2	-57.1	71.4	-30.6	-24.0	-63.2	85.7	-15.4	27.3	-82.9
SOMA	25.0	32.0	-9.1	-3.3	13.8	-63.6	25.0	33.3	30.0	30.0
South West	2.7	-28.1	10.0	-27.3	9.1	-38.5	22.0	20.8	1.1	-40.9
Van Ness	-25.0	0.0	100.0	0.0	-16.7	-80.0	300.0	-75.0	0.0	-75.0
TOTAL	11.6	-27.7	15.5	-31.1	28.1	-55.4	33.3	-1.3	46.8	-29.1

Source: San Francisco Planning Department  
Department of Building Inspection

TABLE 6.2.2.B

**TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**

C&I District	Constant 1996 Thousands of Dollars										
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	
Bay View	10,789	8,819	12,175	18,512	5,470	15,892	6,372	3,347	1,746	13,224	
Civic Center	51,769	1,357	12,175	15,251	685	10,752	14,503	36,258	92	1,054	
Financial	158,714	328,470	181,080	167,972	29,604	119,773	28,116	71,374	1,674	27,706	
Mission	12,258	4,037	6,588	6,917	22,676	6,718	4,993	3,612	3,679	3,525	
North Beach	2,655	1,431	3,887	16,020	6,451	58,021	348	3,743	11,289	529	
North Central	12,813	18,343	17,732	102,215	30,180	30,403	4,008	8,869	17,670	38,848	
North West	29,339	16,403	12,095	14,199	10,326	6,914	2,408	5,714	4,362	5,746	
SOMA	35,969	6,325	126,906	169,861	83,728	9,538	135,530	12,341	59,007	29,174	
South West	39,506	37,084	33,691	38,603	25,005	29,855	27,710	21,137	30,162	34,128	
Van Ness	10,454	715	7,017	10,065	21,396	27,810	581	25,358	300	900	
<b>TOTAL</b>	<b>364,265</b>	<b>422,984</b>	<b>401,171</b>	<b>559,616</b>	<b>235,521</b>	<b>315,677</b>	<b>224,569</b>	<b>191,753</b>	<b>129,981</b>	<b>154,833</b>	
Annual Percentage Distribution by C&I District											
C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	
Bay View	3.0	2.1	3.0	3.3	2.3	5.0	2.8	1.7	1.3	8.5	
Civic Center	14.2	0.3	0.0	2.7	0.3	3.4	6.5	18.9	0.1	0.7	
Financial	43.6	77.7	45.1	30.0	12.6	37.9	12.5	37.2	1.3	17.9	
Mission	3.4	1.0	1.6	1.2	9.6	2.1	2.2	1.9	2.8	2.3	
North Beach	0.7	0.3	1.0	2.9	2.7	18.4	0.2	2.0	8.7	0.3	
North Central	3.5	4.3	4.4	18.3	12.8	9.6	1.8	4.6	13.6	25.1	
North West	8.1	3.9	3.0	2.5	4.4	2.2	1.1	3.0	3.4	3.7	
SOMA	9.9	1.5	31.6	30.4	35.6	3.0	60.4	6.4	45.4	18.8	
South West	10.8	8.8	8.4	6.9	10.6	9.5	12.3	11.0	23.2	22.0	
Van Ness	2.9	0.2	1.7	1.8	9.1	8.8	0.3	13.2	0.2	0.6	
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	
Percentage Change by C&I District											
C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96	
Bay View	-18.3	38.1	52.1	-70.5	190.5	-59.9	-47.5	-47.8	657.5	22.6	
Civic Center	-97.4	-100.0	0.0	-95.5	1468.8	34.9	150.0	-99.7	1048.0	-98.0	
Financial	107.0	-44.9	-7.2	-82.4	304.6	-76.5	153.9	-97.7	1554.8	-82.5	
Mission	-67.1	63.2	5.0	227.8	-70.4	-25.7	-27.7	1.8	-4.2	-71.2	
North Beach	-46.1	171.7	312.2	-59.7	799.4	-99.4	975.3	201.6	-95.3	-80.1	
North Central	43.2	-3.3	476.4	-70.5	0.7	-86.8	121.3	99.2	119.9	203.2	
North West	-44.1	-26.3	17.4	-27.3	-33.0	-65.2	137.3	-23.7	31.7	-80.4	
SOMA	-82.4	1906.3	33.8	-50.7	-88.6	1321.0	-90.9	378.1	-60.6	-18.9	
South West	-6.1	-9.1	14.6	-35.2	19.4	-7.2	-23.7	42.7	13.1	-13.6	
Van Ness	-93.2	881.4	43.4	112.6	30.0	-97.9	4265.8	-98.8	200.0	-91.4	
<b>TOTAL</b>	<b>16.1</b>	<b>-5.2</b>	<b>39.5</b>	<b>-57.9</b>	<b>34.0</b>	<b>-28.9</b>	<b>-14.6</b>	<b>-32.2</b>	<b>19.1</b>	<b>-57.5</b>	

Source: San Francisco Planning Department  
Department of Building Inspection

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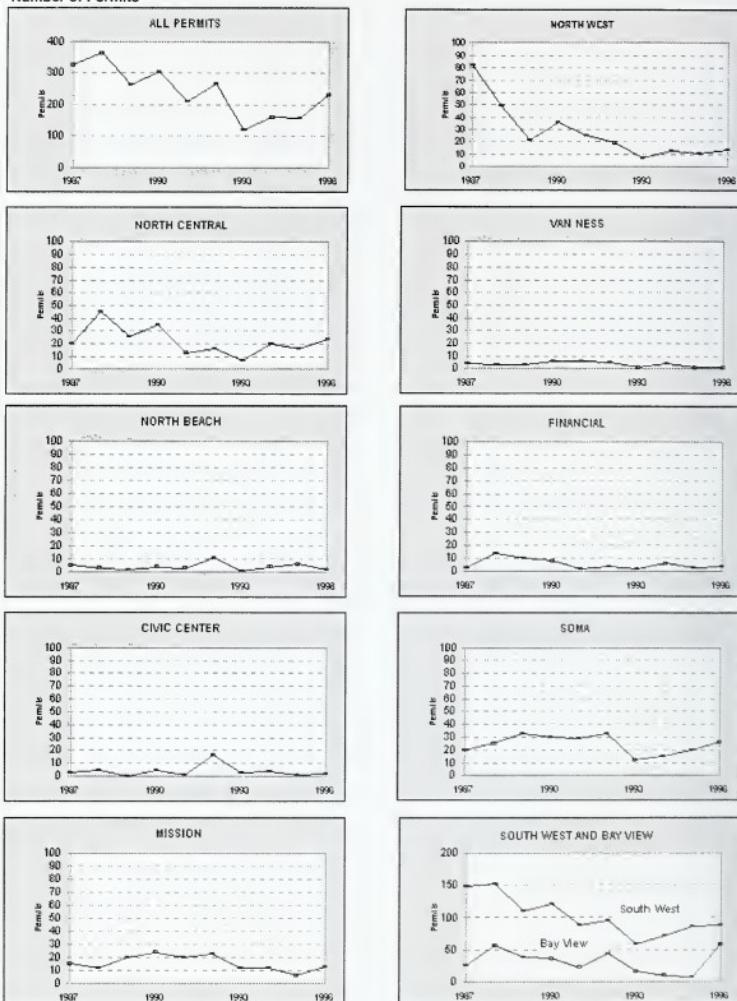
**TABLES 6.2.2.C****AVERAGE CONSTRUCTION COST OF NEW CONSTRUCTION PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996****Constant 1996 Thousands of Dollars**

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	415	157	312	514	238	353	398	335	249	228
Civic Center	17,256	271	0	3,050	685	632	4,834	9,065	92	527
Financial	52,905	23,462	18,108	20,996	14,802	29,943	14,058	11,896	558	6,926
Mission	817	336	329	288	1,134	292	416	301	613	271
North Beach	531	477	1,943	4,005	2,150	5,275	348	936	1,882	264
North Central	641	408	682	2,920	2,322	1,900	573	443	1,104	1,619
North West	358	335	576	394	413	364	344	440	397	410
SOMA	1,798	253	3,846	5,662	2,887	289	11,294	823	2,950	1,122
South West	265	242	306	319	284	311	470	294	347	388
Van Ness	2,613	238	2,339	1,678	3,566	5,562	581	6,339	300	900
TOTAL	1,114	1,159	1,520	1,835	1,122	1,174	1,871	1,198	823	667

Source: San Francisco Planning Department  
Department of Building Inspection

**GRAPHS 6.2.2.A****BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**

Number of Permits

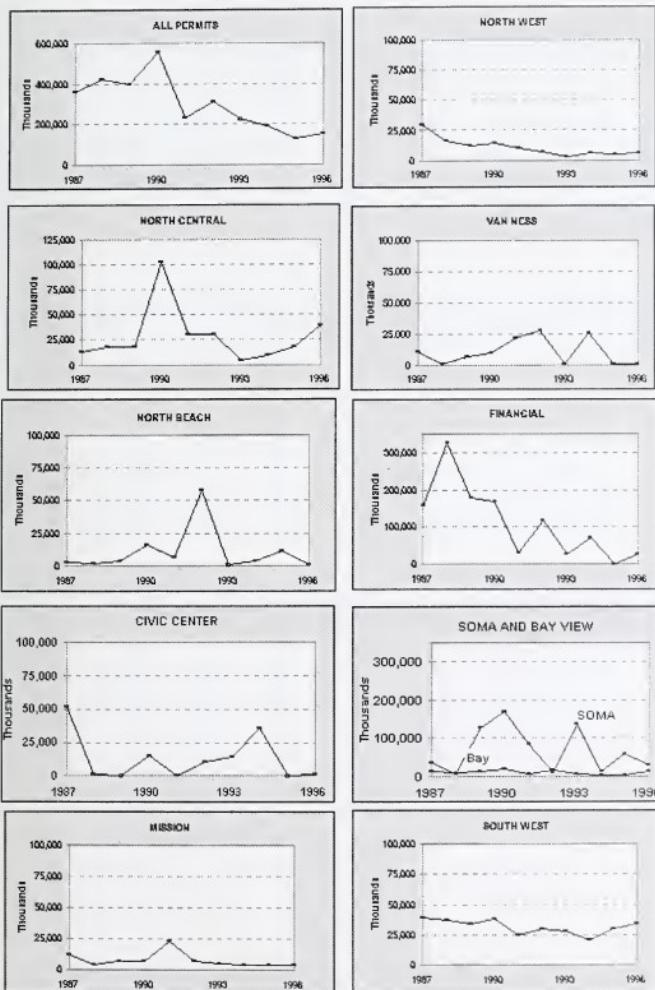


Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY  
COMMERCE AND INDUSTRY DISTRICT  
1987-1996**

**GRAPHS 6.2.2.B**

Constant 1996 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

## TABLES 6.2.3.A

### PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT 1987-1996

#### Number of Permits

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	213	216	241	440	304	281	268	133	105	196
Civic Center	283	252	268	262	321	275	257	229	283	203
Financial	1,333	1,518	1,641	1,423	1,636	1,609	1,066	1,155	1,356	1,264
Mission	508	668	980	987	801	584	616	597	588	841
North Beach	337	446	515	454	347	350	339	258	271	385
North Central	1,387	1,633	1,791	2,370	2,153	1,601	1,407	1,360	1,424	1,639
North West	1,051	1,317	1,414	2,074	1,552	1,240	1,173	866	932	812
SOMA	551	800	812	1,021	958	879	645	601	592	622
South West	3,623	4,305	6,171	7,633	6,890	5,502	4,650	4,191	4,141	5,335
Van Ness	513	539	617	678	534	455	427	414	357	425
TOTAL	9,799	11,694	14,450	17,342	15,496	12,776	10,848	9,804	10,049	11,722

#### Annual Percentage Distribution by C&I District

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	2.2	1.8	1.7	2.5	2.0	2.2	2.5	1.4	1.0	1.7
Civic Center	2.9	2.2	1.9	1.5	2.1	2.2	2.4	2.3	2.8	1.7
Financial	13.6	13.0	11.4	8.2	10.6	12.6	9.8	11.8	13.5	10.8
Mission	5.2	5.7	6.8	5.7	5.2	4.6	5.7	6.1	5.9	7.2
North Beach	3.4	3.8	3.6	2.6	2.2	2.7	3.1	2.6	2.7	3.3
North Central	14.2	14.0	12.4	13.7	13.9	12.5	13.0	13.9	14.2	14.0
North West	10.7	11.3	9.8	12.0	10.0	9.7	10.8	8.8	9.3	6.9
SOMA	5.6	6.8	5.6	5.9	6.2	6.9	5.9	6.1	5.9	5.3
South West	37.0	36.8	42.7	44.0	44.5	43.1	42.9	42.7	41.2	45.5
Van Ness	5.2	4.6	4.3	3.9	3.4	3.6	3.9	4.2	3.6	3.6
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

#### Percentage Change by C&I District

C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Bay View	1.4	11.6	82.6	-30.9	-7.6	-4.6	-50.4	-21.1	86.7	-8.0
Civic Center	-11.0	6.3	-2.2	22.5	-14.3	-6.5	-10.9	23.6	-28.3	-28.3
Financial	13.9	8.1	-13.3	15.0	-1.7	-33.7	8.3	17.4	-6.8	-5.2
Mission	31.5	46.7	0.7	-18.8	-27.1	5.5	-3.1	-1.5	43.0	65.6
North Beach	32.3	15.5	-11.8	-23.6	0.9	-3.1	-23.9	5.0	42.1	14.2
North Central	17.7	9.7	32.3	-9.2	-25.6	-12.1	-3.3	4.7	15.1	18.2
North West	25.3	7.4	46.7	-25.2	-20.1	-5.4	-26.2	7.6	-12.9	-22.7
SOMA	45.2	1.5	25.7	-6.2	-8.2	-26.6	-6.8	-1.5	5.1	12.9
South West	18.8	43.3	23.7	-9.7	-20.1	-15.5	-9.9	-1.2	28.8	47.3
Van Ness	5.1	14.5	9.9	-21.2	-14.8	-6.2	-3.0	-13.8	19.0	-17.2
TOTAL	19.3	23.6	20.0	-10.6	-17.6	-15.1	-9.6	2.5	16.6	19.6

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLES 6.2.3.B**
**TOTAL CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996**
**Constant 1996 Thousands of Dollars**

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	7,551	3,796	6,261	5,248	7,068	4,010	1,968	1,838	2,130	4,512
Civic Center	14,336	16,074	14,628	10,449	18,185	15,279	22,906	18,246	70,986	12,822
Financial	119,798	199,181	168,585	166,438	241,170	163,377	90,778	132,863	158,305	169,005
Mission	5,342	74,241	10,500	9,949	21,869	9,644	6,818	5,253	6,946	13,080
North Beach	6,621	10,340	12,087	14,629	6,370	14,235	9,738	6,343	7,694	14,390
North Central	46,450	30,290	29,982	35,763	39,397	29,299	19,230	18,311	25,293	33,462
North West	12,342	13,516	17,372	37,976	22,036	20,591	21,044	126,274	14,675	10,225
SOMA	47,237	38,754	19,901	46,822	43,293	58,100	27,155	29,987	27,497	17,171
South West	41,106	78,564	48,566	61,624	58,393	50,791	44,629	41,871	41,562	48,907
Van Ness	12,704	15,506	12,007	10,531	12,798	24,230	6,330	17,398	14,528	24,671
<b>TOTAL</b>	<b>313,487</b>	<b>480,262</b>	<b>339,889</b>	<b>399,431</b>	<b>470,580</b>	<b>389,556</b>	<b>250,595</b>	<b>398,384</b>	<b>369,617</b>	<b>348,244</b>

**Annual Percentage Distribution by C&I District**

C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	2.4	0.8	1.8	1.3	1.5	1.0	0.8	0.5	0.6	1.3
Civic Center	4.6	3.3	4.3	2.6	3.9	3.9	9.1	4.6	19.2	3.7
Financial	38.2	41.5	49.6	41.7	51.2	41.9	36.2	33.4	42.8	48.5
Mission	1.7	15.5	3.1	2.5	4.6	2.5	2.7	1.3	1.9	3.8
North Beach	2.1	2.2	3.6	3.7	1.4	3.7	3.9	1.6	2.1	4.1
North Central	14.8	6.3	8.8	9.0	8.4	7.5	7.7	4.6	6.8	9.6
North West	3.9	2.8	5.1	9.5	4.7	5.3	8.4	31.7	4.0	2.9
SOMA	15.1	8.1	5.9	11.7	9.2	14.9	10.8	7.5	7.4	4.9
South West	13.1	16.4	14.3	15.4	12.4	13.0	17.8	10.5	11.2	14.0
Van Ness	4.1	3.2	3.5	2.6	2.7	6.2	2.5	4.4	3.9	7.1
<b>TOTAL</b>	<b>100.0</b>									

**Percentage Change by C&I District**

C&I District	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Bay View	-49.7	64.9	-16.2	34.7	-43.3	-50.9	-6.6	15.9	111.8	-40.2
Civic Center	12.1	-9.0	-28.6	74.0	-16.0	49.9	-20.3	289.0	-81.9	-10.6
Financial	66.3	-15.4	-1.3	44.9	-32.3	-44.4	46.4	19.1	6.8	41.1
Mission	1289.7	-85.9	-5.2	119.8	-55.9	-29.3	-23.0	32.2	88.3	144.8
North Beach	56.2	16.9	21.0	-56.5	123.5	-31.6	-34.9	21.3	87.0	117.3
North Central	-34.8	-1.0	19.3	10.2	-25.6	-34.4	-4.8	38.1	32.3	-28.0
North West	9.5	28.5	118.6	-42.0	-6.6	2.2	500.1	-88.4	-30.3	-17.2
SOMA	-18.0	-48.6	135.3	-7.5	34.2	-53.3	10.4	-8.3	-37.6	-63.6
South West	91.1	-38.2	26.9	-5.2	-13.0	-12.1	-6.2	-0.7	17.7	19.0
Van Ness	22.1	-22.6	-12.3	21.5	89.3	-73.9	174.9	-16.5	69.8	94.2
<b>TOTAL</b>	<b>53.2</b>	<b>-29.2</b>	<b>17.5</b>	<b>17.8</b>	<b>-17.2</b>	<b>-35.7</b>	<b>59.0</b>	<b>-7.2</b>	<b>-5.8</b>	<b>11.1</b>

Source: San Francisco Planning Department  
Department of Building Inspection

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**TABLES 6.2.3.C****AVERAGE CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
1987-1996****Constant 1996 Thousands of Dollars**

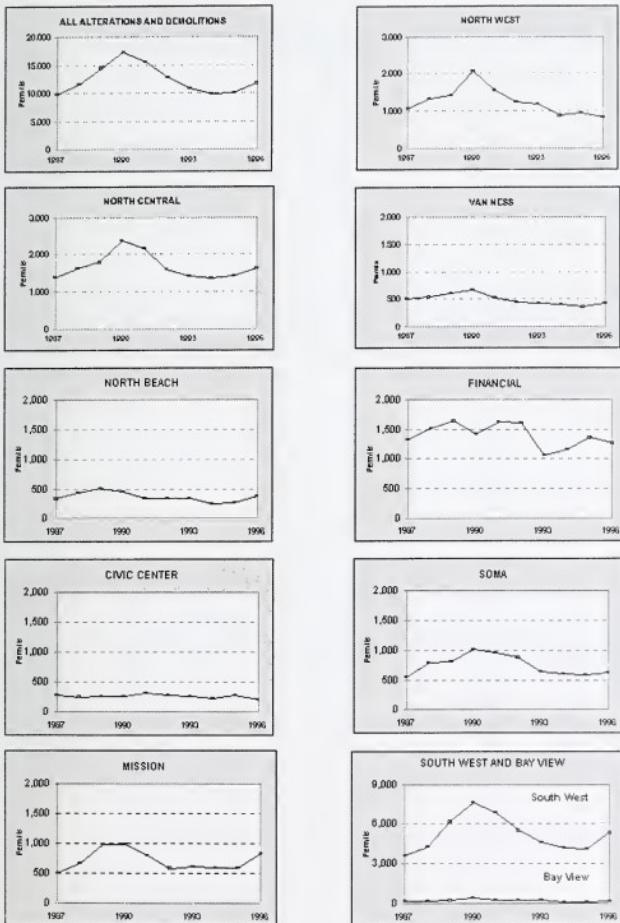
C&I District	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Bay View	35	18	26	12	23	14	7	14	20	23
Civic Center	51	64	55	40	57	56	89	80	251	63
Financial	90	131	103	117	147	102	85	115	117	134
Mission	11	111	11	10	27	17	11	9	12	16
North Beach	20	23	23	32	18	41	29	25	28	37
North Central	33	19	17	15	18	18	14	13	18	20
North West	12	10	12	18	14	17	18	146	16	13
SOMA	86	48	25	46	45	66	42	50	46	28
South West	11	18	8	8	8	9	10	10	10	9
Van Ness	25	29	19	16	24	53	15	42	41	58
<b>TOTAL</b>	<b>32</b>	<b>41</b>	<b>24</b>	<b>23</b>	<b>30</b>	<b>30</b>	<b>23</b>	<b>41</b>	<b>37</b>	<b>30</b>

Source: San Francisco Planning Department  
Department of Building Inspection

### GRAPHS 6.2.3.A.

#### PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT 1987-1996

##### Number of Permits



Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.3.1.A.****ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE****ACTIVITY**

1996

**Number of Permits**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bay View	43	50	71	26	0	341	1	532
Civic Center	202	83	4	40	21	197	3	550
Financial	1,972	346	16	31	38	196	1	2,600
Mission	44	133	12	25	6	1,290	2	1,512
North Beach	74	112	1	21	13	513	0	734
North Central	84	234	6	96	9	2,809	3	3,241
North West	41	120	11	47	0	2,207	3	2,429
SOMA	435	307	122	64	15	827	10	1,780
South West	116	406	41	110	4	9,033	14	9,724
Van Ness	52	150	5	25	10	709	0	951
TOTAL	3,063	1,941	289	485	116	18,122	37	24,053

**Percentage Distribution by Land Use Activity and C&I District**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bay View	1.4	2.6	24.6	5.4	0.0	1.9	2.7	2.2
Civic Center	6.6	4.3	1.4	8.2	18.1	1.1	8.1	2.3
Financial	64.4	17.8	5.5	6.4	32.8	1.1	2.7	10.8
Mission	1.4	6.9	4.2	5.2	5.2	7.1	5.4	6.3
North Beach	2.4	5.8	0.3	4.3	11.2	2.8	0.0	3.1
North Central	2.7	12.1	2.1	19.8	7.8	15.5	8.1	13.5
North West	1.3	6.2	3.8	9.7	0.0	12.2	8.1	10.1
SOMA	14.2	15.8	42.2	13.2	12.9	4.6	27.0	7.4
South West	3.8	20.9	14.2	22.7	3.4	49.8	37.8	40.4
Van Ness	1.7	7.7	1.7	5.2	8.6	3.9	0.0	4.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Distribution by C&I District and Land Use Activit**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bay View	8.1	9.4	13.3	4.9	0.0	64.1	0.2	100.0
Civic Center	36.7	15.1	0.7	7.3	3.8	35.8	0.5	100.0
Financial	75.8	13.3	0.6	1.2	1.5	7.5	0.0	100.0
Mission	2.9	8.8	0.8	1.7	0.4	85.3	0.1	100.0
North Beach	10.1	15.3	0.1	2.9	1.8	69.9	0.0	100.0
North Central	2.6	7.2	0.2	3.0	0.3	86.7	0.1	100.0
North West	1.7	4.9	0.5	1.9	0.0	90.9	0.1	100.0
SOMA	24.4	17.2	6.9	3.6	0.8	46.5	0.6	100.0
South West	1.2	4.2	0.4	1.1	0.0	92.9	0.1	100.0
Van Ness	5.5	15.8	0.5	2.6	1.1	74.6	0.0	100.0
TOTAL	12.7	8.1	1.2	2.0	0.5	75.3	0.2	100.0

Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT  
AND LAND USE ACTIVITY**  
1996

**TABLE 6.3.1.B**

Constant 1996 Thousands of Dollars

Land Use	Office	Retail	Industrial	Institutional	Cultural/ Hotel	Residential	Other	TOTAL
Bay View	1,506	946	3,921	849	0	2,806	5	10,032
Civic Center	12,923	4,163	424	8,395	2,314	7,521	44	35,784
Financial	171,009	37,657	1,197	2,425	36,273	38,364	197	287,122
Mission	1,829	1,650	312	3,783	101	17,510	50	25,235
North Beach	3,746	6,010	940	1,334	1,569	9,359	0	22,958
North Central	72,967	6,059	59	7,846	312	53,457	210	140,910
North West	1,884	5,027	79	6,659	0	38,571	55	52,276
SOMA	23,514	22,089	4,290	6,513	371	40,405	156	97,338
South West	9,987	13,130	9,034	5,321	88	93,286	8,143	138,989
Van Ness	26,264	9,784	71	2,525	61	37,884	0	76,589
<b>TOTAL</b>	<b>325,630</b>	<b>106,516</b>	<b>20,327</b>	<b>45,650</b>	<b>41,089</b>	<b>339,163</b>	<b>8,859</b>	<b>887,234</b>

Percentage Distribution by Land Use Activity and C&I District

Land Use	Office	Retail	Industrial	Institutional	Cultural/ Hotel	Residential	Other	TOTAL
Bay View	0.5	0.9	19.3	1.9	0.0	0.8	0.1	1.1
Civic Center	4.0	3.9	2.1	18.4	5.6	2.2	0.5	4.0
Financial	52.5	35.4	5.9	5.3	88.3	11.3	2.2	32.4
Mission	0.6	1.5	1.5	8.3	0.2	5.2	0.6	2.8
North Beach	1.2	5.6	4.6	2.9	3.8	2.8	0.0	2.6
North Central	22.4	5.7	0.3	17.2	0.8	15.8	2.4	15.9
North West	0.6	4.7	0.4	14.6	0.0	11.4	0.6	5.9
SOMA	7.2	20.7	21.1	14.3	0.9	11.9	1.8	11.0
South West	3.1	12.3	44.4	11.7	0.2	27.5	91.9	15.7
Van Ness	8.1	9.2	0.4	5.5	0.1	11.2	0.0	8.6
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Percentage Distribution by C&I District and Land Use Activity

Land Use	Office	Retail	Industrial	Institutional	Cultural/ Hotel	Residential	Other	TOTAL
Bay View	15.0	9.4	39.1	8.5	0.0	28.0	0.0	100.0
Civic Center	36.1	11.6	1.2	23.5	6.5	21.0	0.1	100.0
Financial	59.6	13.1	0.4	0.8	12.6	13.4	0.1	100.0
Mission	7.2	6.5	1.2	15.0	0.4	69.4	0.2	100.0
North Beach	16.3	26.2	4.1	5.8	6.8	40.8	0.0	100.0
North Central	51.8	4.3	0.0	5.6	0.2	37.9	0.1	100.0
North West	3.6	9.6	0.2	12.7	0.0	73.8	0.1	100.0
SOMA	24.2	22.7	4.4	6.7	0.4	41.5	0.2	100.0
South West	7.2	9.4	6.5	3.8	0.1	67.1	5.9	100.0
Van Ness	34.3	12.8	0.1	3.3	0.1	49.5	0.0	100.0
<b>TOTAL</b>	<b>36.7</b>	<b>12.0</b>	<b>2.3</b>	<b>5.1</b>	<b>4.6</b>	<b>38.2</b>	<b>1.0</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.3.1.C**

**AVERAGE CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY  
1996**

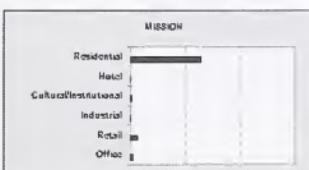
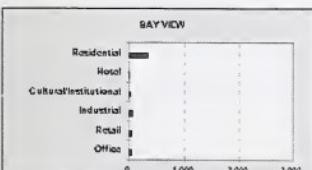
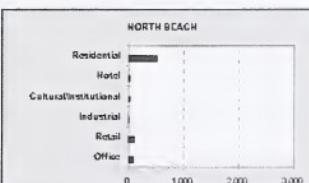
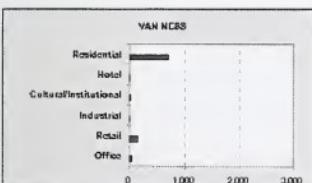
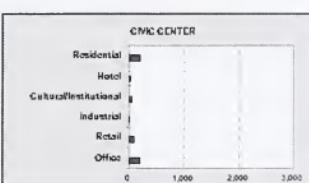
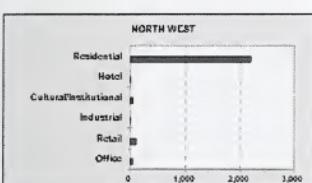
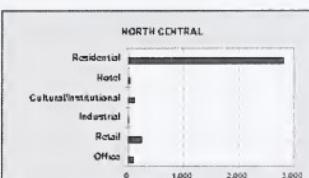
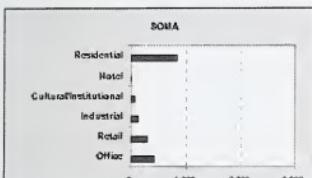
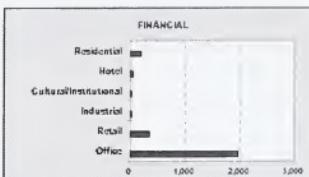
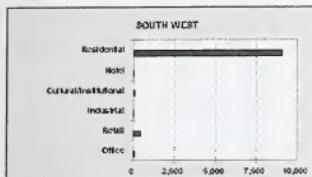
Constant	1996 Thousands of Dollars							
Land Use	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	35	19	55	33	0	8	5	19
Civic Center	64	50	106	210	110	38	15	65
Financial	87	109	75	78	955	196	197	110
Mission	42	12	26	151	17	14	25	17
North Beach	51	54	940	64	121	18	0	31
North Central	869	26	10	82	35	19	70	43
North West	46	42	7	142	0	17	18	22
SOMA	54	72	35	102	25	49	16	55
South West	86	32	220	48	22	10	582	14
Van Ness	505	65	14	101	6	53	0	81
TOTAL	106	55	70	94	354	19	239	37

Source: San Francisco Planning Department  
Department of Building Inspection

**ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND BY LAND USE ACTIVITY  
1996**

**GRAPHS 6.3.1.A**

**Number of Permits**

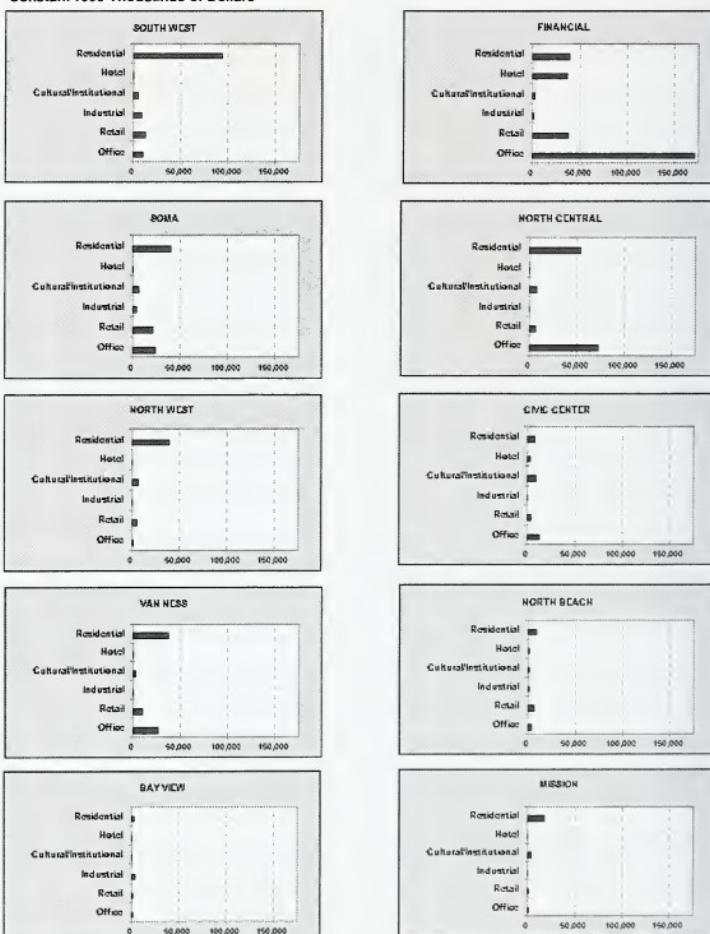


Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.3.1.B.

### TOTAL CONSTRUCTION COST OF ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY 1996

Constant 1996 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

**ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS  
1996**

**TABLE 6.4.1.A**

**Number of Permits**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	Office	413	726	1,368	645
	Retail	331	431	896	346
	Industrial	74	94	94	63
	134	96	177	128	535
	Hotel	28	21	43	26
	Residential	3,584	3,961	8,443	2,320
	Other	7	9	16	8
<b>TOTAL</b>	<b>4,571</b>	<b>5,338</b>	<b>11,037</b>	<b>3,536</b>	<b>24,482</b>

**Percentage Distribution by Permit Status**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	Office	13.1	23.0	43.4	20.5
	Retail	16.5	21.5	44.7	17.3
	Industrial	22.8	28.9	28.9	19.4
	134	17.9	33.1	23.9	100.0
	Hotel	23.7	17.8	36.4	22.0
	Residential	19.6	21.6	46.1	12.7
	Other	17.5	22.5	40.0	20.0
<b>TOTAL</b>	<b>18.7</b>	<b>21.8</b>	<b>45.1</b>	<b>14.4</b>	<b>100.0</b>

**Percentage Distribution by Land Use Activity**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	Office	9.0	13.6	12.4	18.2
	Retail	7.2	8.1	8.1	9.8
	Industrial	1.6	1.8	0.9	1.8
	134	1.8	1.6	3.6	1.3
	Hotel	0.6	0.4	0.4	0.7
	Residential	78.4	74.2	76.5	65.6
	Other	0.2	0.2	0.1	0.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

TABLE 6.4.1.B

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY AND  
PERMIT STATUS  
1996**

**Constant 1996 Thousands of Dollars**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	99,972	19,051	92,039	119,242	330,304
Retail	16,474	4,773	26,836	60,361	108,444
Industrial	5,157	1,651	4,014	11,082	21,905
Cultural/Institutional	6,838	2,417	5,528	33,821	48,604
Hotel	642	433	1,158	38,861	41,095
Residential	78,962	24,098	86,581	169,883	359,524
Other	144	46	529	8,141	8,859
<b>TOTAL</b>	<b>208,187</b>	<b>52,469</b>	<b>216,686</b>	<b>441,393</b>	<b>918,735</b>

**Percentage Distribution by Permit Status**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	30.3	5.8	27.9	36.1	100.0
Retail	15.2	4.4	24.7	55.7	100.0
Industrial	23.5	7.5	16.3	50.6	100.0
Cultural/Institutional	14.1	5.0	11.4	69.6	100.0
Hotel	1.6	1.1	2.8	94.6	100.0
Residential	22.0	6.7	24.1	47.3	100.0
Other	1.6	0.5	6.0	91.9	100.0
<b>TOTAL</b>	<b>22.7</b>	<b>5.7</b>	<b>23.6</b>	<b>48.0</b>	<b>100.0</b>

**Percentage Distribution by Land Use Activity**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	48.0	36.3	42.5	27.0	36.0
Retail	7.9	9.1	12.4	13.7	11.8
Industrial	2.5	3.1	1.9	2.5	2.4
Cultural/Institutional	3.3	4.6	2.6	7.7	5.3
Hotel	0.3	0.8	0.5	8.8	4.5
Residential	37.9	45.9	40.0	38.5	39.1
Other	0.1	0.1	0.2	1.8	1.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE  
ACTIVITY BY PERMIT STATUS  
1996

TABLE 6.4.1.C

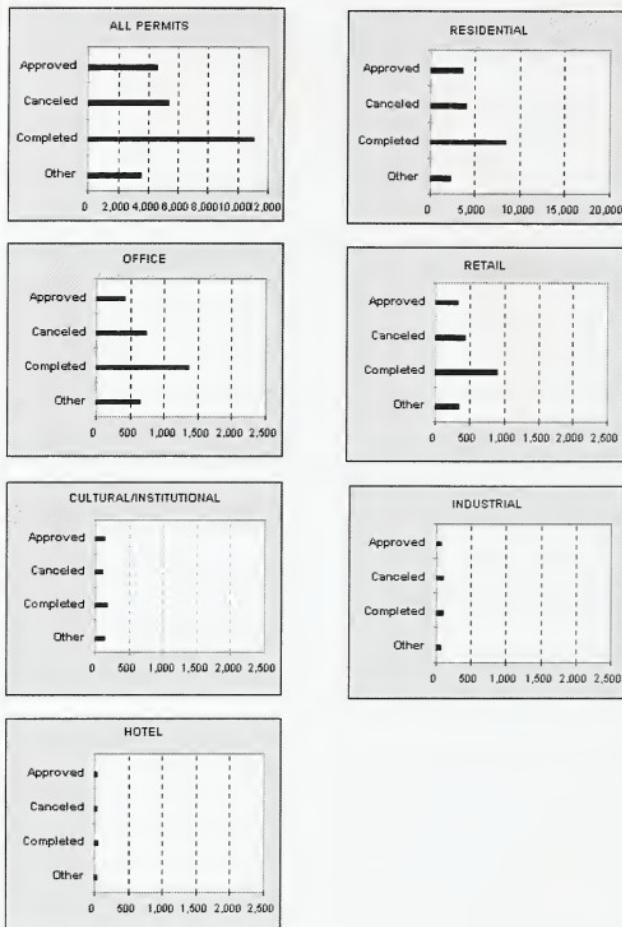
Constant 1996 Thousands of Dollars					
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Office	242	26	67	185	105
Retail	50	11	30	174	54
Industrial	70	18	43	176	67
Cultural/Institutional	51	25	31	264	91
Hotel	23	21	27	1,495	348
Residential	22	6	10	73	20
Other	21	5	33	1,018	221
<b>TOTAL</b>	<b>46</b>	<b>10</b>	<b>20</b>	<b>125</b>	<b>38</b>

Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.4.1.A

### ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS 1996

Number of Permits

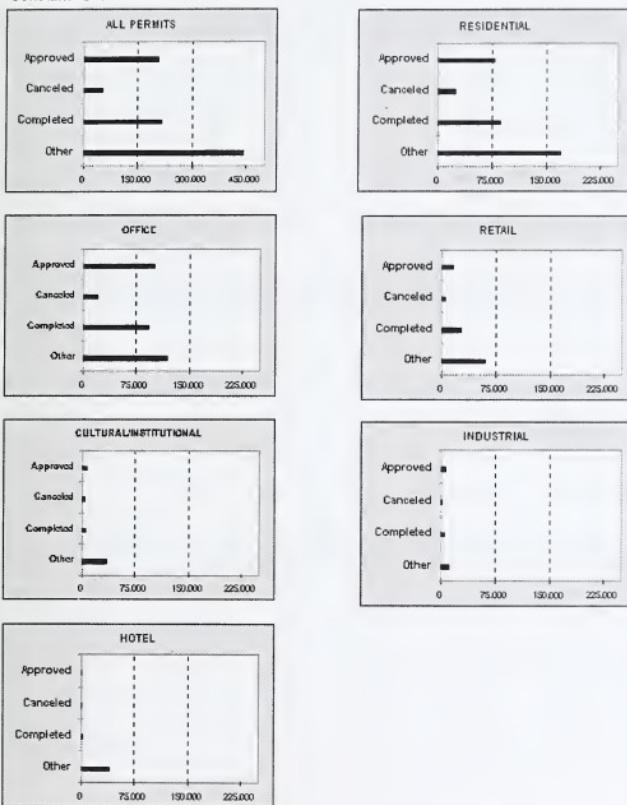


Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS  
1996**

**GRAPHS 6.4.1.B**

**Constant 1996 Thousands of Dollars**



Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.4.2.A**
**ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND  
PERMIT STATUS**  
**1996**
**Number of Permits**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	80	215	164	73	532
Civic Center	104	88	0	121	313
Financial	353	569	1,135	544	2,601
Mission	219	0	719	166	1,104
North Beach	117	0	307	131	555
North Central	706	0	1,530	455	2,691
North West	878	0	843	391	2,112
SOMA	303	547	620	313	1,783
South West	1,546	2,182	4,925	1,088	9,741
Van Ness	199	167	394	191	951
<b>TOTAL</b>	<b>4,505</b>	<b>3,768</b>	<b>10,637</b>	<b>3,473</b>	<b>22,383</b>

**Percentage Distribution by C&I District**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	1.8	5.7	1.5	2.1	2.4
Civic Center	2.3	2.3	0.0	3.5	1.4
Financial	7.8	15.1	10.7	15.7	11.6
Mission	4.9	0.0	6.8	4.8	4.9
North Beach	2.6	0.0	2.9	3.8	2.5
North Central	15.7	0.0	14.4	13.1	12.0
North West	19.5	0.0	7.9	11.3	9.4
SOMA	6.7	14.5	5.8	9.0	8.0
South West	34.3	57.9	46.3	31.3	43.5
Van Ness	4.4	4.4	3.7	5.5	4.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Distribution by Permit Status**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	15.0	40.4	30.8	13.7	100.0
Civic Center	33.2	28.1	0.0	38.7	100.0
Financial	13.6	21.9	43.6	20.9	100.0
Mission	19.8	0.0	65.1	15.0	100.0
North Beach	21.1	0.0	55.3	23.6	100.0
North Central	26.2	0.0	56.9	16.9	100.0
North West	41.6	0.0	39.9	18.5	100.0
SOMA	17.0	30.7	34.8	17.6	100.0
South West	15.9	22.4	50.6	11.2	100.0
Van Ness	20.9	17.6	41.4	20.1	100.0
<b>TOTAL</b>	<b>20.1</b>	<b>16.8</b>	<b>47.5</b>	<b>15.5</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY  
DISTRICT BY PERMIT STATUS  
1996**

**TABLE 6.4.2.B**

**Constant 1996 Thousands of Dollars**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	1,578	1,389	3,212	3,852	10,032
Civic Center	2,173	944	0	20,242	23,359
Financial	58,787	16,404	72,583	139,364	287,137
Mission	5,326	0	7,224	10,450	23,000
North Beach	5,374	0	5,485	10,311	21,170
North Central	80,260	0	18,214	38,412	136,887
North West	8,522	0	11,732	29,601	49,855
SOMA	22,192	6,060	12,838	56,272	97,363
South West	14,611	13,199	49,724	61,932	139,466
Van Ness	6,216	1,538	8,455	60,380	76,589
<b>TOTAL</b>	<b>205,041</b>	<b>39,535</b>	<b>189,467</b>	<b>430,815</b>	<b>864,858</b>

**Percentage Distribution by C&I District**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	0.8	3.5	1.7	0.9	1.2
Civic Center	1.1	2.4	0.0	4.7	2.7
Financial	28.7	41.5	38.3	32.3	33.2
Mission	2.6	0.0	3.8	2.4	2.7
North Beach	2.6	0.0	2.9	2.4	2.4
North Central	39.1	0.0	9.6	8.9	15.8
North West	4.2	0.0	6.2	6.9	5.8
SOMA	10.8	15.3	6.8	13.1	11.3
South West	7.1	33.4	26.2	14.4	16.1
Van Ness	3.0	3.9	4.5	14.0	8.9
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Distribution by Permit Status**

Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	15.7	13.8	32.0	38.4	100.0
Civic Center	9.3	4.0	0.0	86.7	100.0
Financial	20.5	5.7	25.3	48.5	100.0
Mission	23.2	0.0	31.4	45.4	100.0
North Beach	25.4	0.0	25.9	48.7	100.0
North Central	58.6	0.0	13.3	28.1	100.0
North West	17.1	0.0	23.5	59.4	100.0
SOMA	22.8	6.2	13.2	57.8	100.0
South West	10.5	9.5	35.7	44.4	100.0
Van Ness	8.1	2.0	11.0	78.8	100.0
<b>TOTAL</b>	<b>23.7</b>	<b>4.6</b>	<b>21.9</b>	<b>49.8</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.4.2.C**
**AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY PERMIT STATUS  
1996**

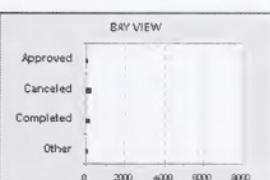
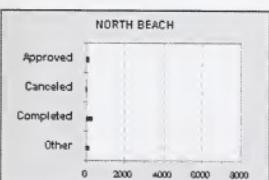
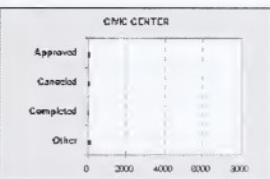
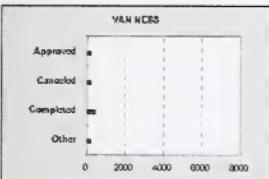
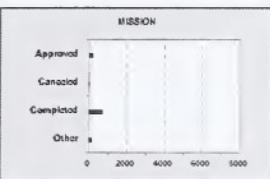
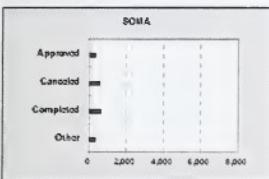
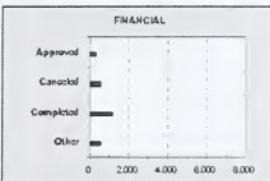
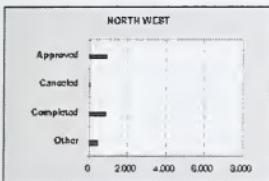
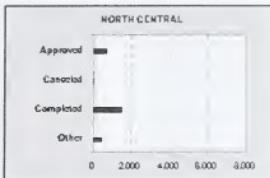
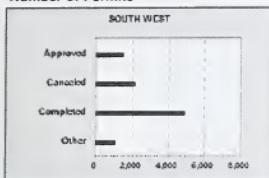
Constant 1996 Thousands of Dollars:					
Permit Status	Approved	Canceled	Completed	Other	TOTAL
Bay View	20	6	20	53	19
Civic Center	21	11	0	167	75
Financial	167	29	64	256	110
Mission	24	0	10	63	21
North Beach	46	0	18	79	38
North Central	114	0	12	84	51
North West	10	0	14	76	24
SOMA	73	11	21	180	55
South West	9	6	10	57	14
Van Ness	31	9	21	316	81
<b>TOTAL</b>	<b>46</b>	<b>10</b>	<b>18</b>	<b>124</b>	<b>39</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICTS AND PERMIT STATUS  
1996**

**GRAPHS 6.4.2.A**

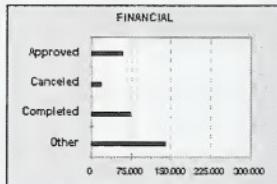
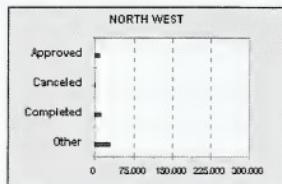
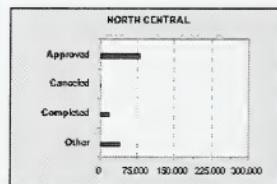
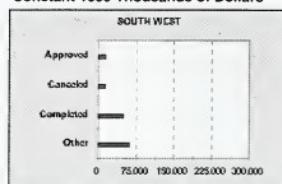
**Number of Permits**



Source: San Francisco Planning Department  
Department of Building Inspection

**GRAPHS 6.4.2.B****TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND PERMIT STATUS  
1996**

Constant 1996 Thousands of Dollars

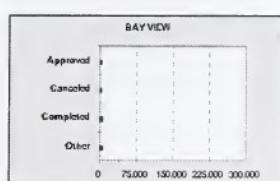
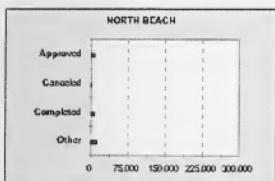
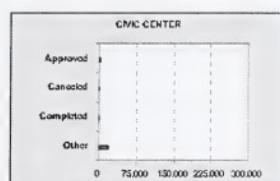
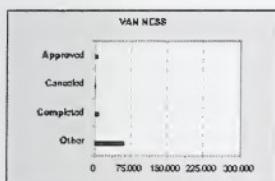
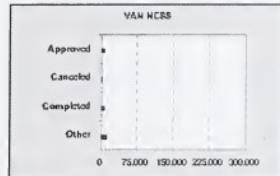
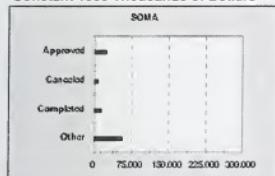


Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND PERMIT STATUS 1996**

**GRAPHS 6.4.2.C**

Constant 1996 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.5.1.A**
**TOTAL OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS (1)**  
**1987-1996 plus 1st Quarter of 1997**
**Thousands of Square Feet**

Location	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1st Qtr 1997
Central Business District (2)	43,028	44,426	40,243	39,804	40,438	40,581	40,675	40,849	41,358	41,968	41,858
Non-Central Business District (3)	18,805	19,149	16,559	17,097	17,346	17,346	16,876	17,034	16,907	17,258	18,714
<b>TOTAL</b>	<b>61,833</b>	<b>63,575</b>	<b>56,802</b>	<b>56,901</b>	<b>57,784</b>	<b>57,927</b>	<b>57,551</b>	<b>57,883</b>	<b>58,265</b>	<b>59,226</b>	<b>60,572</b>

**Percentage Change**

Location	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1987-96
Central Business District	3.2	-9.4	-1.1	1.6	0.4	0.2	0.4	1.2	1.5	-2.5
Non-Central Business District	1.8	-13.5	3.2	1.5	0.0	-2.7	0.9	-0.7	2.1	-8.2
<b>TOTAL</b>	<b>2.8</b>	<b>-10.7</b>	<b>0.2</b>	<b>1.6</b>	<b>0.2</b>	<b>-0.6</b>	<b>0.6</b>	<b>0.7</b>	<b>1.6</b>	<b>-4.2</b>

(1) "Office Space" includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts, which are defined in footnotes (2) and (3).

Not included are government, medical, and owner occupied buildings.

(2) The Central Business District includes the Financial District areas both North and South of Market Street.

(3) The Non-Central Business District includes the Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny Street, West of Van Ness Corridor, Van Ness, and Union Square.

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